

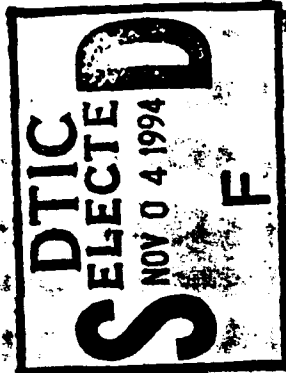
AD-A285 936



94-34246



*862*



DTIC QUALITY ASSURANCE

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distribution is unlimited.

# FORT MONMOUTH BASE REALIGNMENT CONSTRUCTION PROJECTS SYMPOSIUM

14 OCTOBER 1994

94 11 3 02 9

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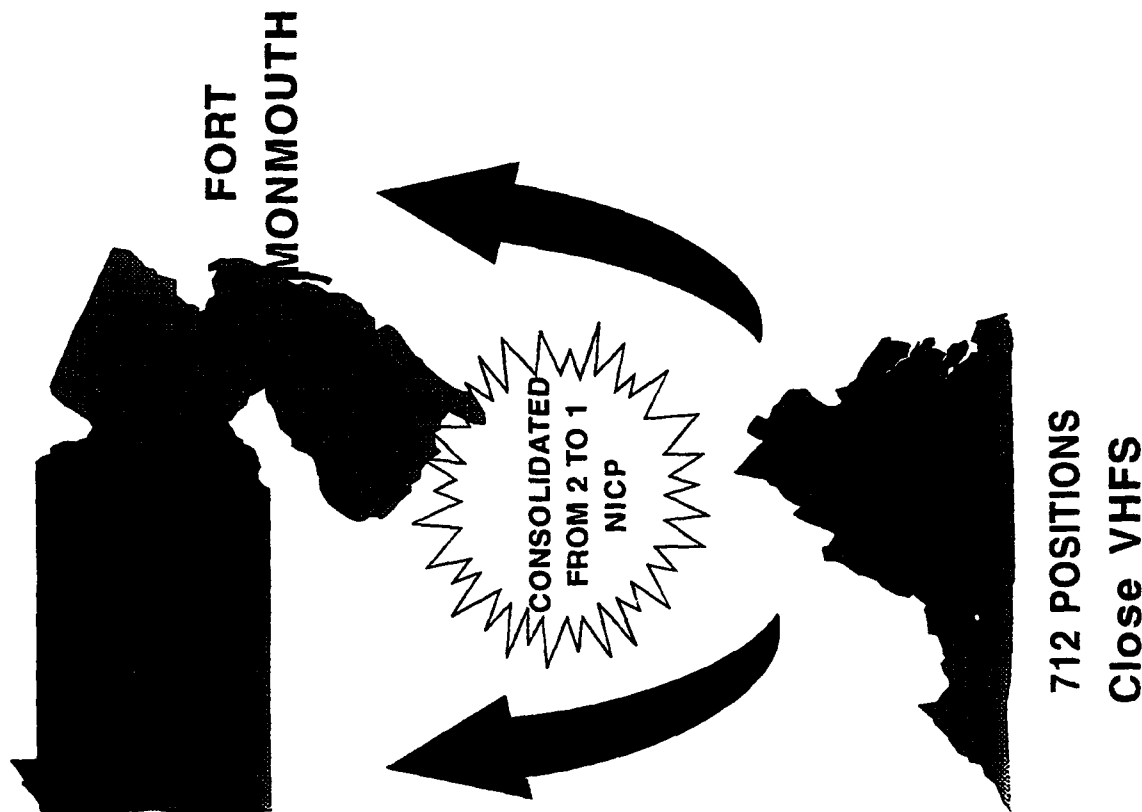


**DEPUTY FOR BUSINESS**

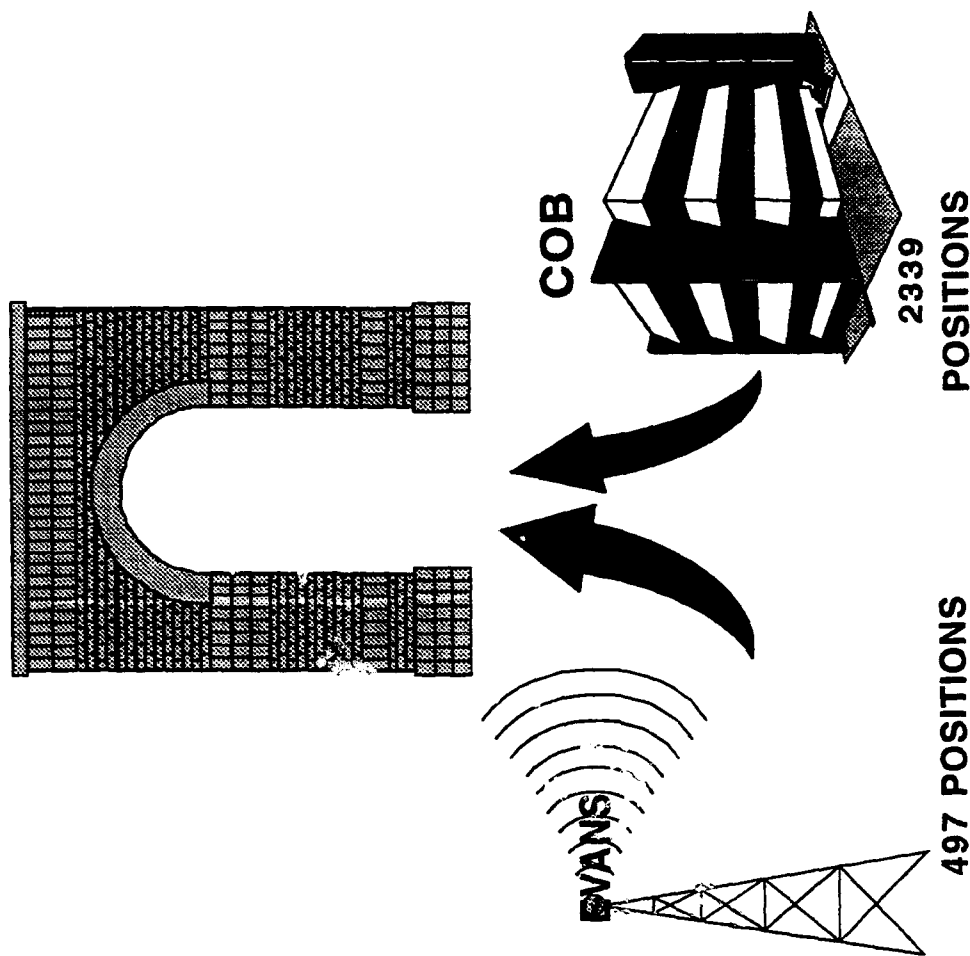
**MR. FRANK FIORILLI**

# BRAC 93 IMPLEMENTATION

## CECOM/FT MONMOUTH DIRECTIVES



**FORT MONMOUTH**  
**Vacate Leased Space**  
**Dispose of Excess**



Accession For	
NTIS	<input checked="" type="checkbox"/> CRA&I
DTIC	<input type="checkbox"/> TAB
Unannounced	<input type="checkbox"/>
Justification	
By <i>Per Oti</i>	
Dist. to field	
Availability Codes	
Dist	Avail and/or Special
A-1	



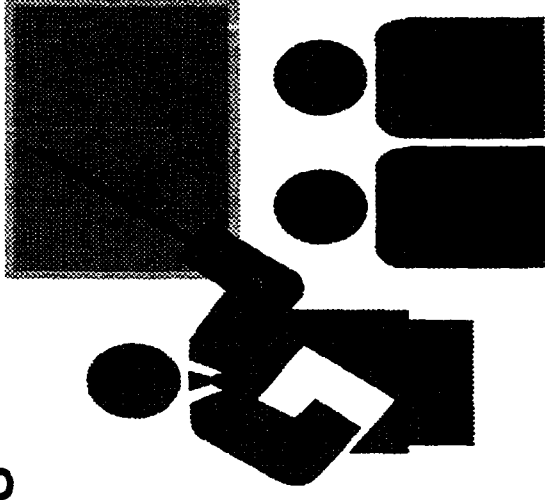
## DIRECTORATE OF PUBLIC WORKS

MR. KEVIN DOONEY

# **BRAC Construction Projects**

## **Agenda**

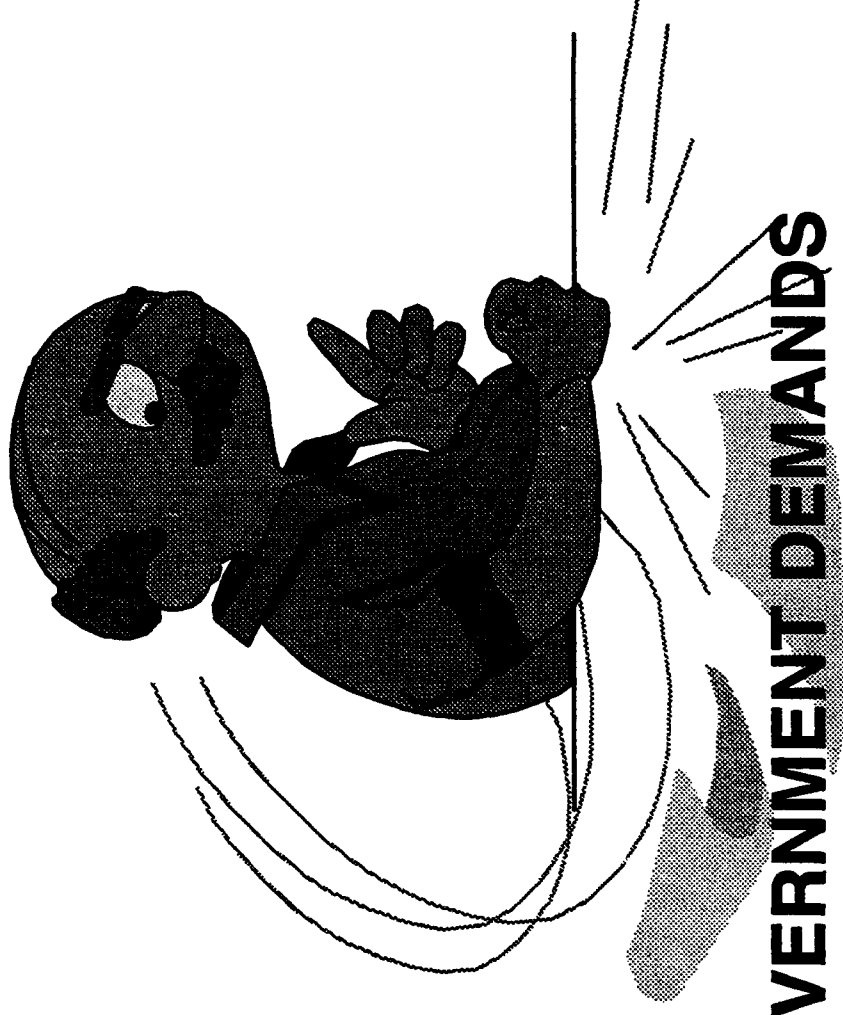
- Teaming (Partnering)
- Fort Monmouth BRAC Projects
- Project Scope PN 42708
- Project Scope PN 42681
- Project Scope PN 42682
- Project Scope PN 42683



10/7/94

# BRAC Construction Projects

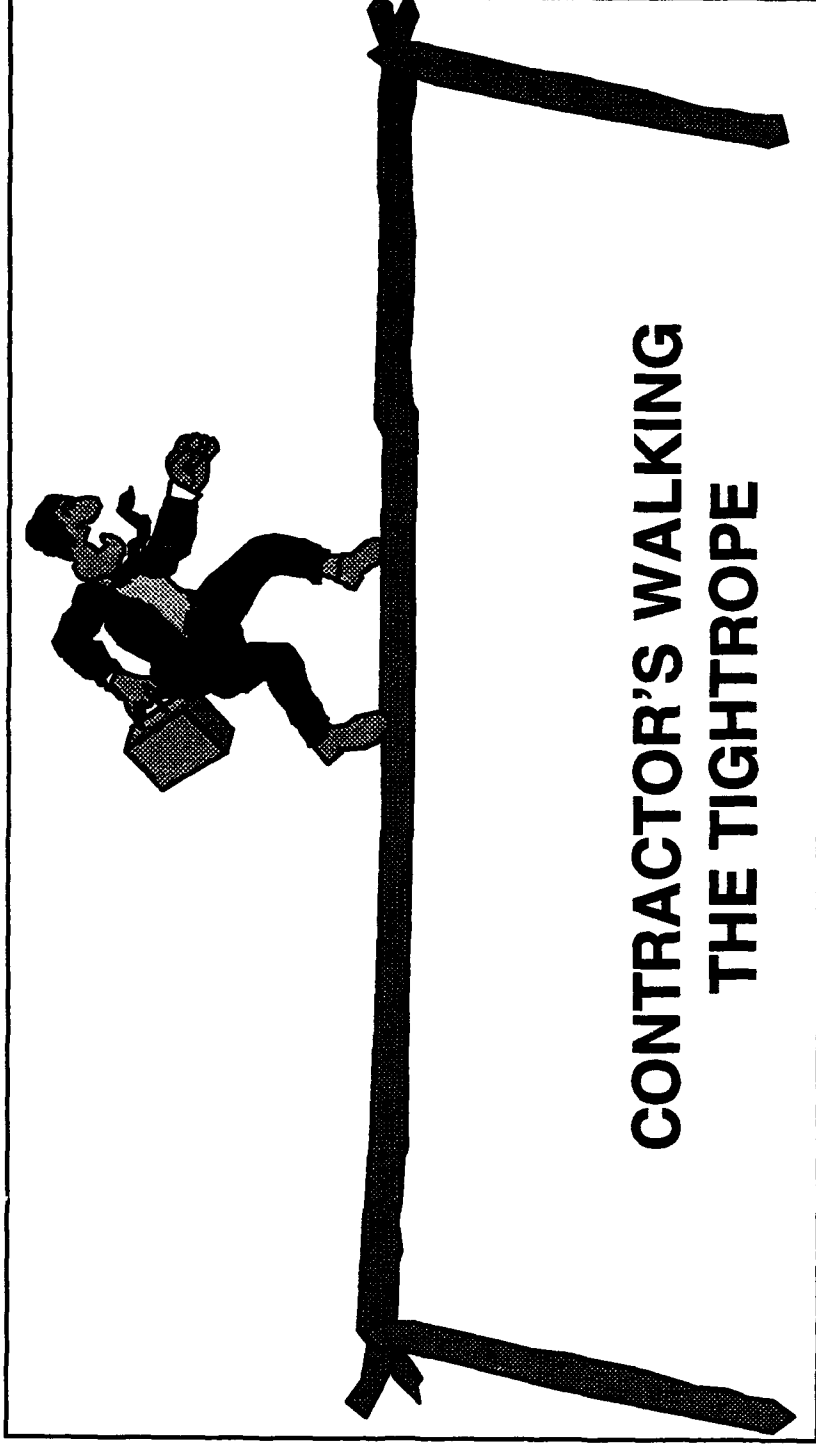
- Adversarial Relationships
- Bureaucratic Processes
- Slow, Painful & Costly



**UNILATERAL GOVERNMENT DEMANDS**

10/7/94

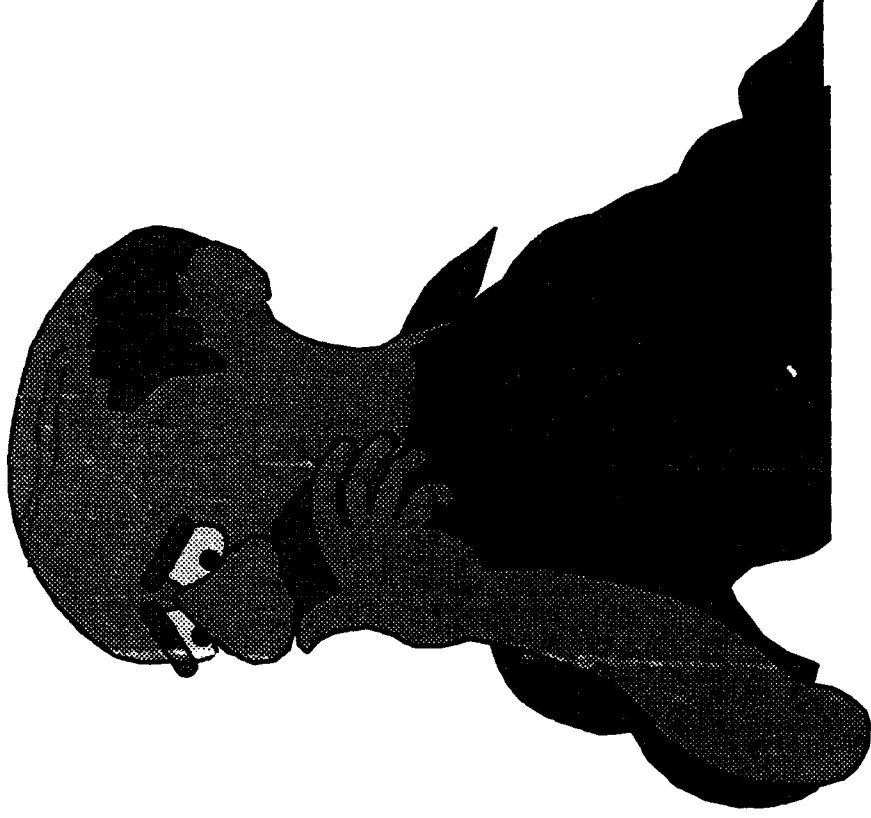
# BRAC Construction Projects



10/7/94



# BRAC Construction Projects



WORRIED CONTRACTOR

10/7/94

# BRAC Construction Projects

- Good Working Teams Emphasize:
  - Communication
  - Coordination
  - Cooperation



10/7/94

# **BRAC Construction Projects**

- PN 42708, HQ CECOM Realignment to Fort Monmouth
- PN 42681, Alter Bldg 1201
- PN 42682, Construct IEWD Facility
- PN 42683, Renovate Myer Center for Relocation of CECOM Laboratories

10/7/94

# ADDITIONAL PARKING

# CECOM

# IMMC RELOCATION FROM VHFS

CECOM

EASEMENT  
EATONTOWN SEWAGE  
AUTHORITY

11

# **BRAC Construction Projects**

## **PN 42708 - Alterations for HQ CECOM**

- Scope of Work
  - Renovate Buildings for Admin Space
  - Provide Handicapped Accessibility
  - Reconfigure Interior for Open Plan Office Space
  - Construct Elevators (Bldgs 1200 and 1202)
  - New Architectural Finishes
  - Upgrade Cooling and Ventilation

10/7/94

# BRAC Construction Projects

## PN 42708 - Alterations for HQ CECOM

Bldg No.	Area (SF)	Est. Cost (\$)
288	15,000	400,000
296	6,000	200,000
550	9,300	260,000
563	8,900	250,000
1150	36,000	1,300,000
1152	7,200	200,000
1200	83,000	2,300,000
1202	82,000	2,300,000
1207	52,000	1,500,000
1208E	45,000	900,000
1208W	85,000	1,950,000
1209	46,000	1,250,000

10/24/94

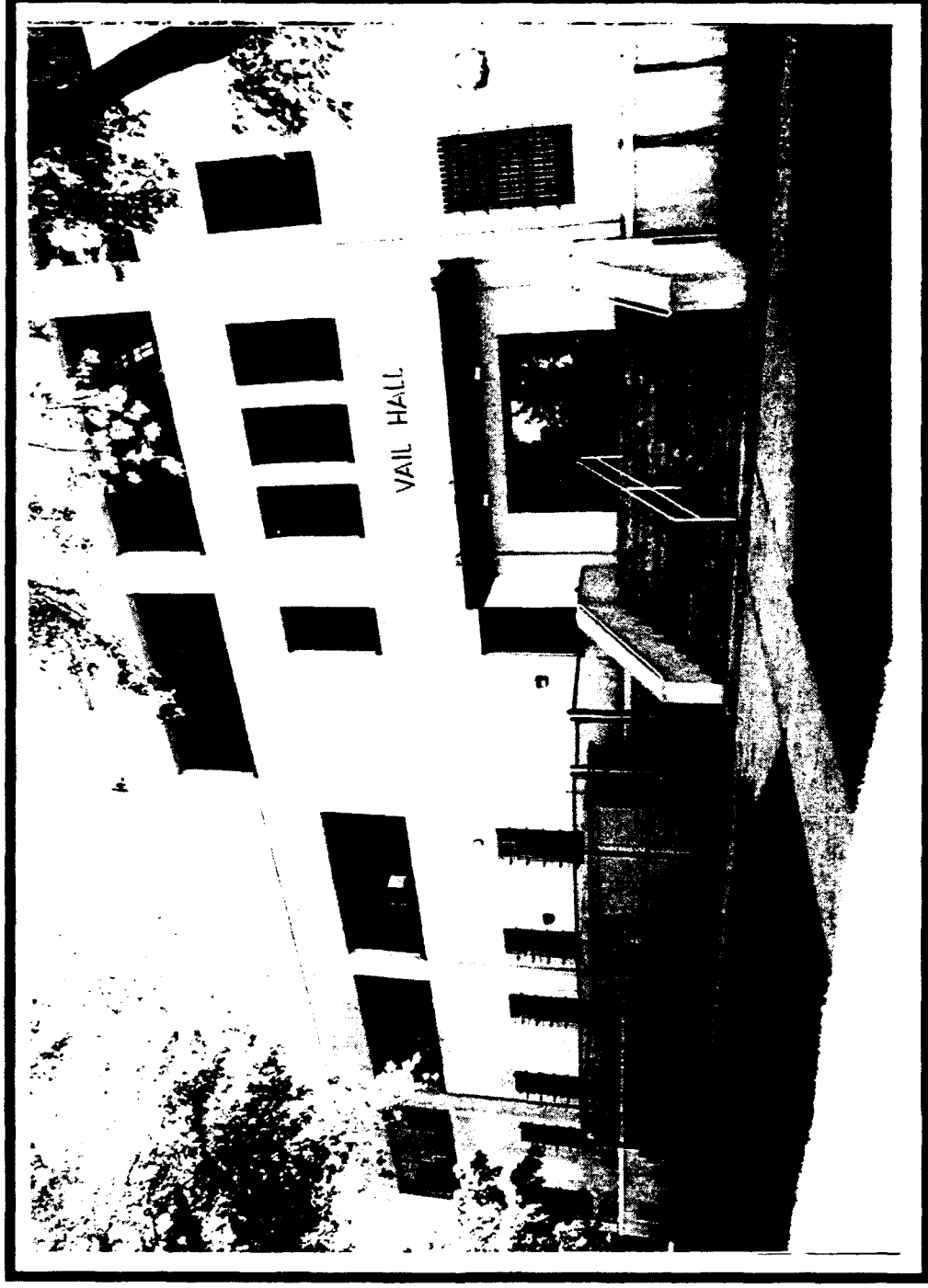
# **BRAC Construction Projects**

## **PN 42708 - Alterations for HQ CECOM**

<b>Bldg No.</b>	<b>Solicit Date</b>
288	Jun 1995
296	Feb 1995
550	Jan 1995
563	Feb 1995
1150	Nov 1994
1152	Aug 1996
1200	Dec 1994
1202	Oct 1995
1207	Oct 1995
1208E	Apr 1995
1208W	Oct 1995
1209	Jul 1996

10/24/94

# BRAC Construction Projects

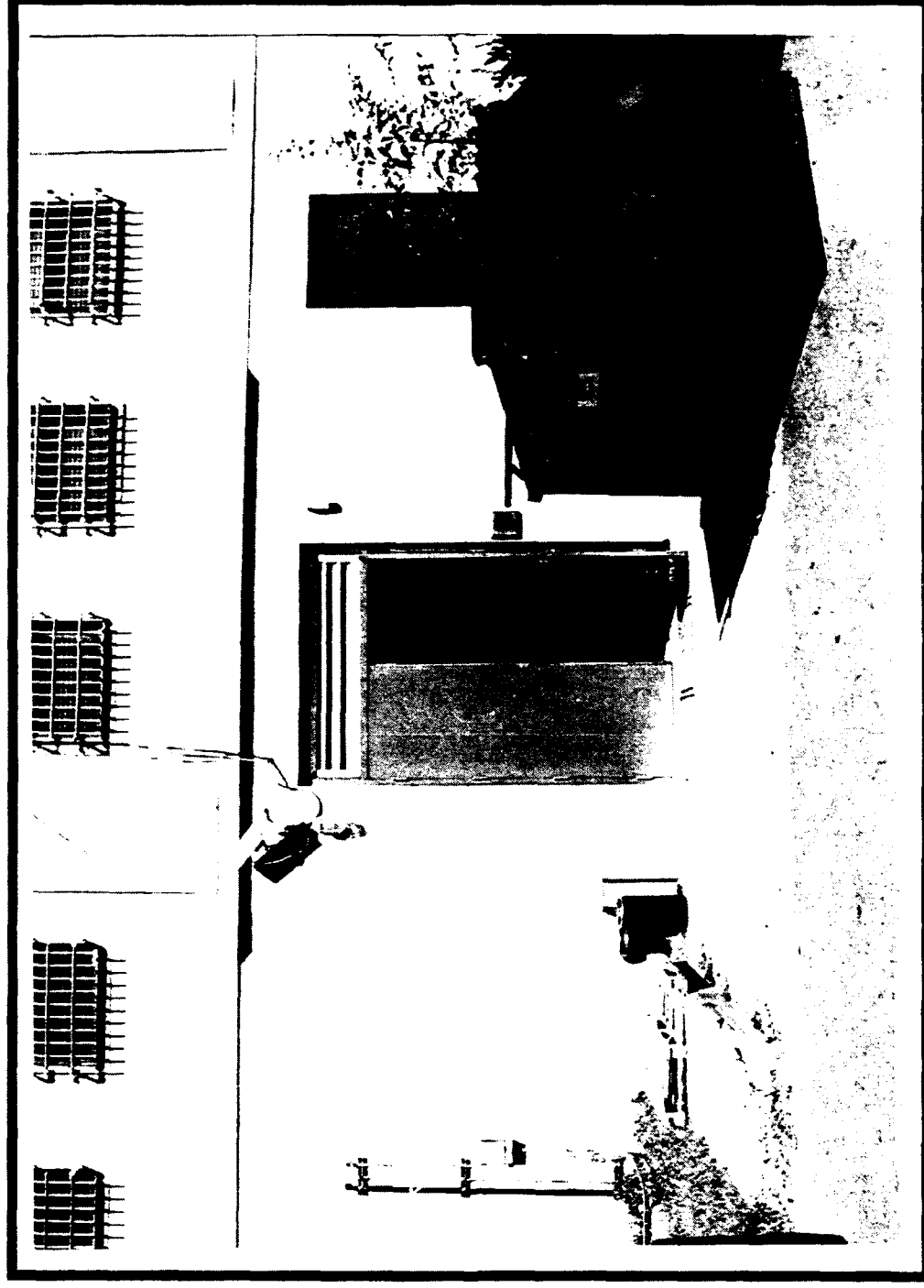


Bldg 1150 - North Elevation

10/4/94



# BRAC Construction Projects



Bldg 1150 - South Elevation at Entrance

10/4/94

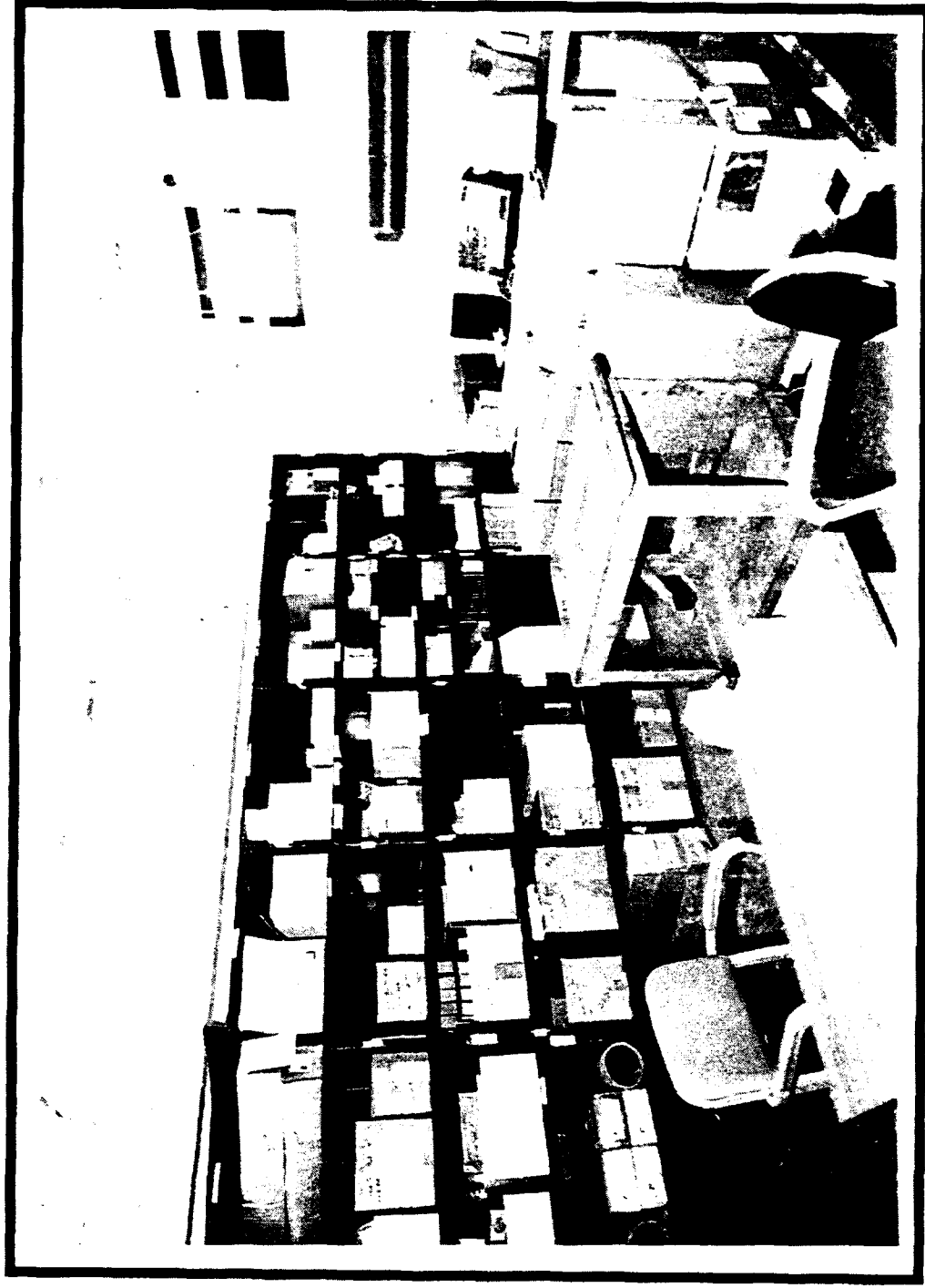
# BRAC Construction Projects



Bldg 1150 - Basement Corridor

10/4/94

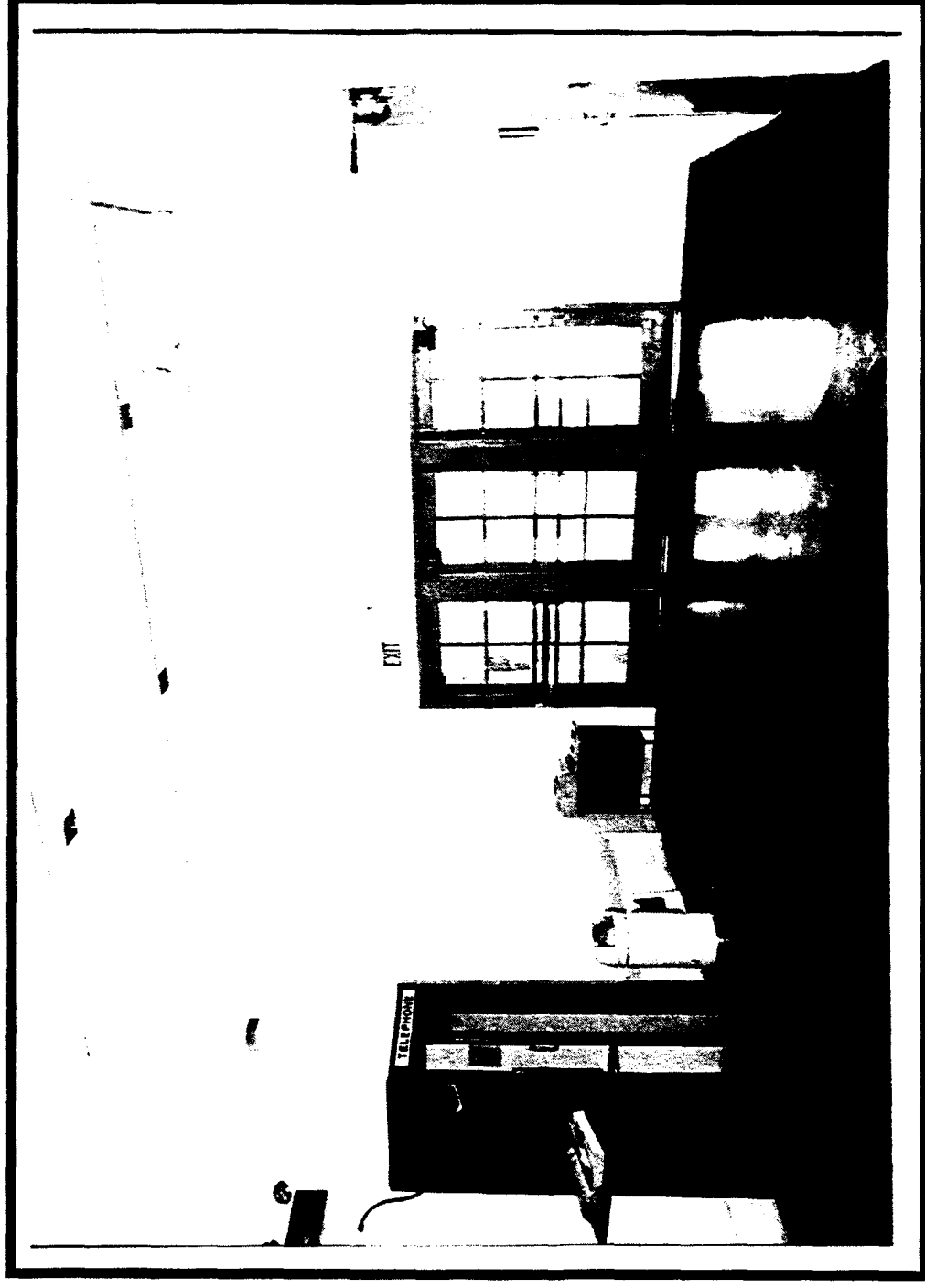
# BRAC Construction Projects



Bldg 1150 - Basement Storage Room

10/4/94

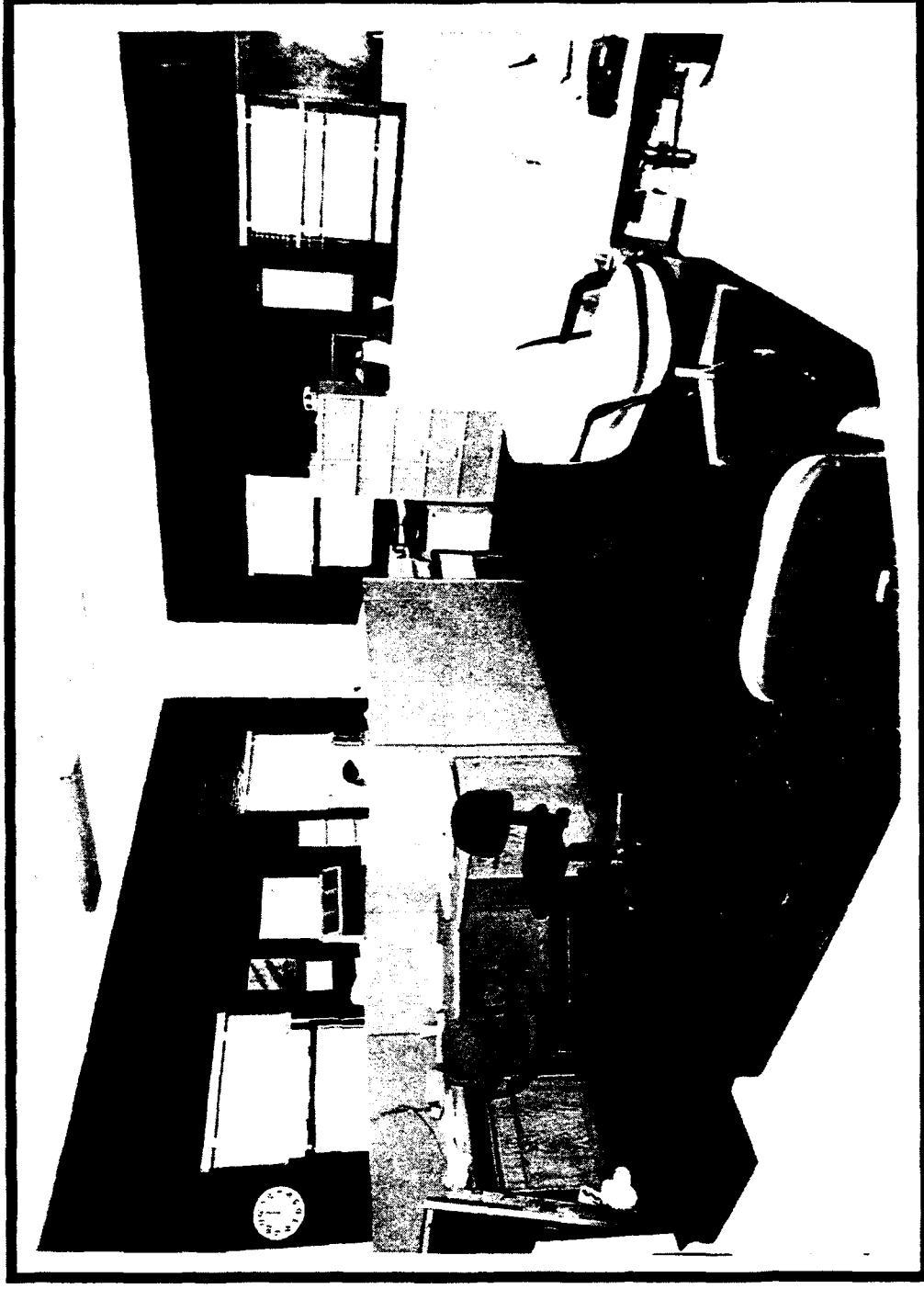
# BRAC Construction Projects



Bldg 1150 - 1st Floor Lobby, North Elevation

10/4/94

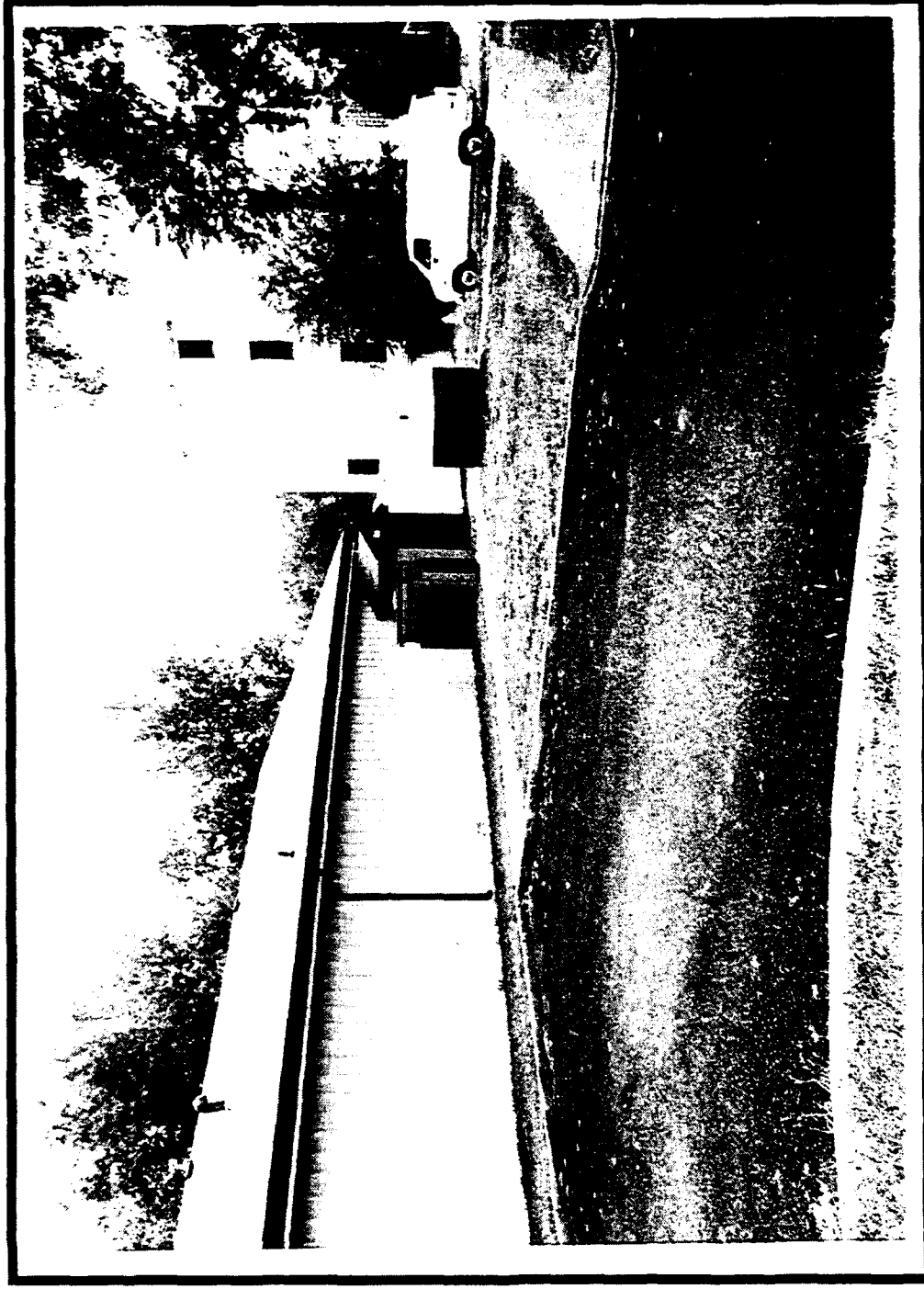
# BRAC Construction Projects



Bldg 1150 - Office Space

10/4/94

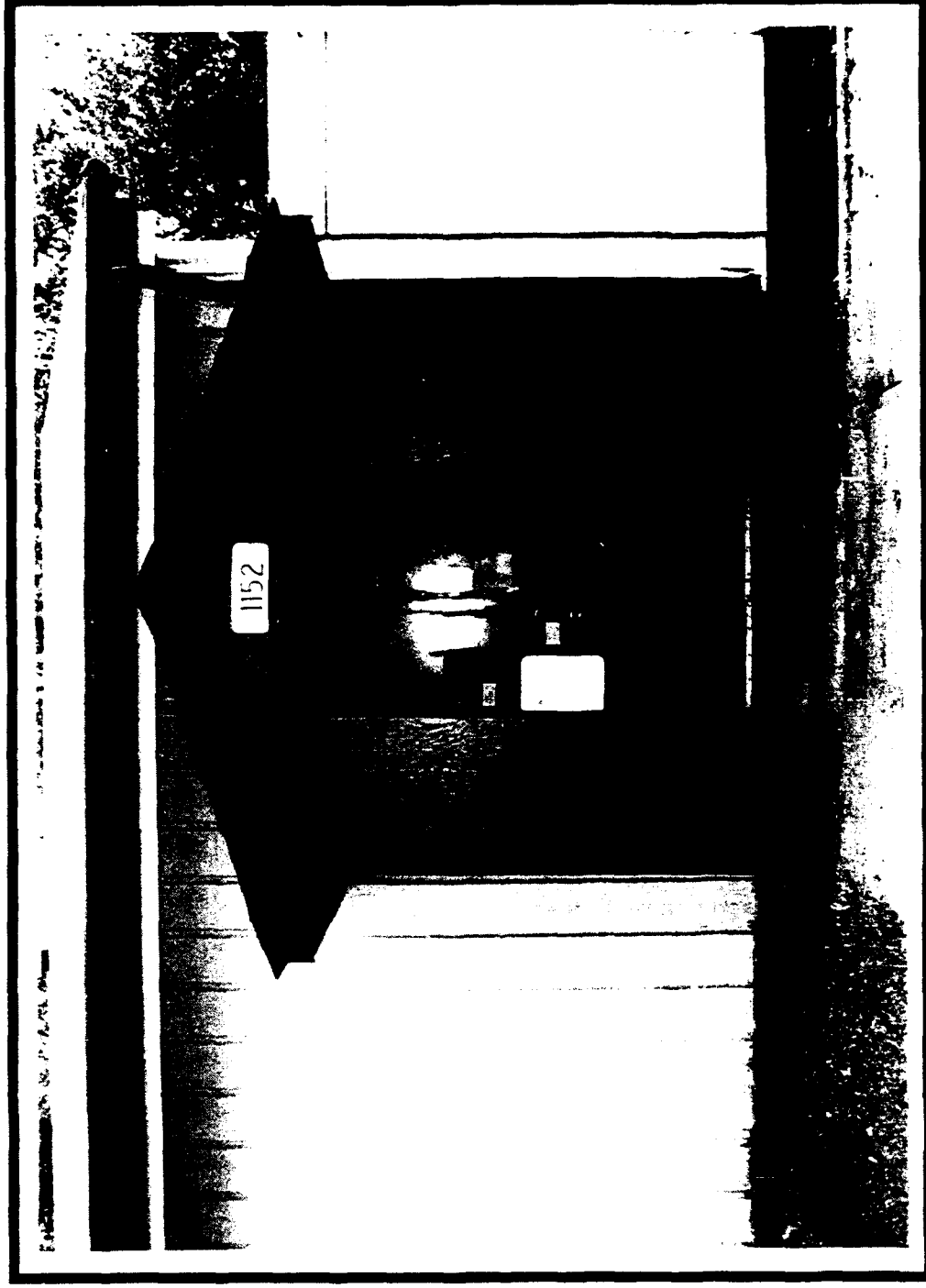
# BRAC Construction Projects



Bldg 1152 - North Elevation

10/4/94

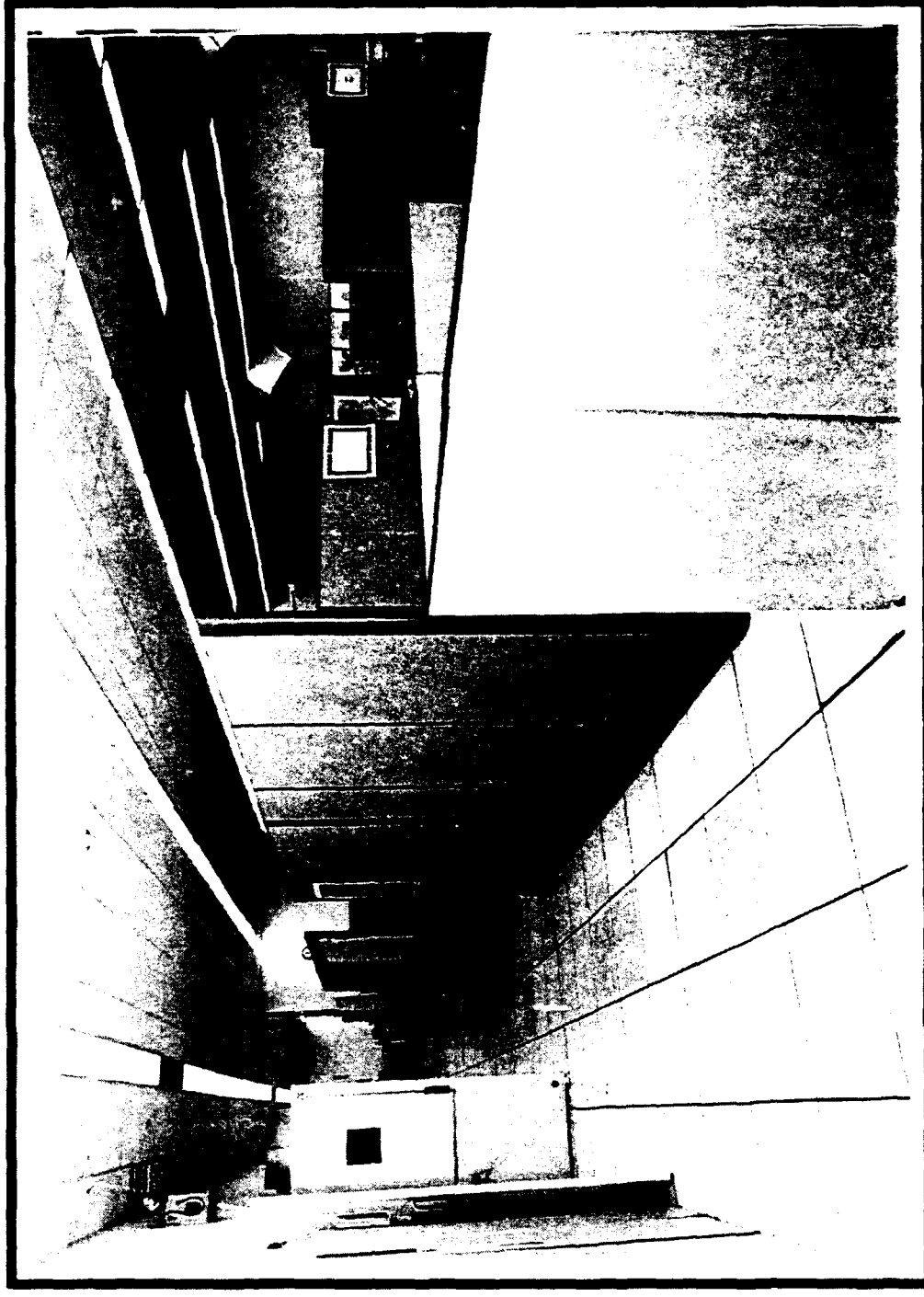
# BRAC Construction Projects



Bldg 1152 - Existing Vestibule, N. Elevation

10/4/94

# BRAC Construction Projects

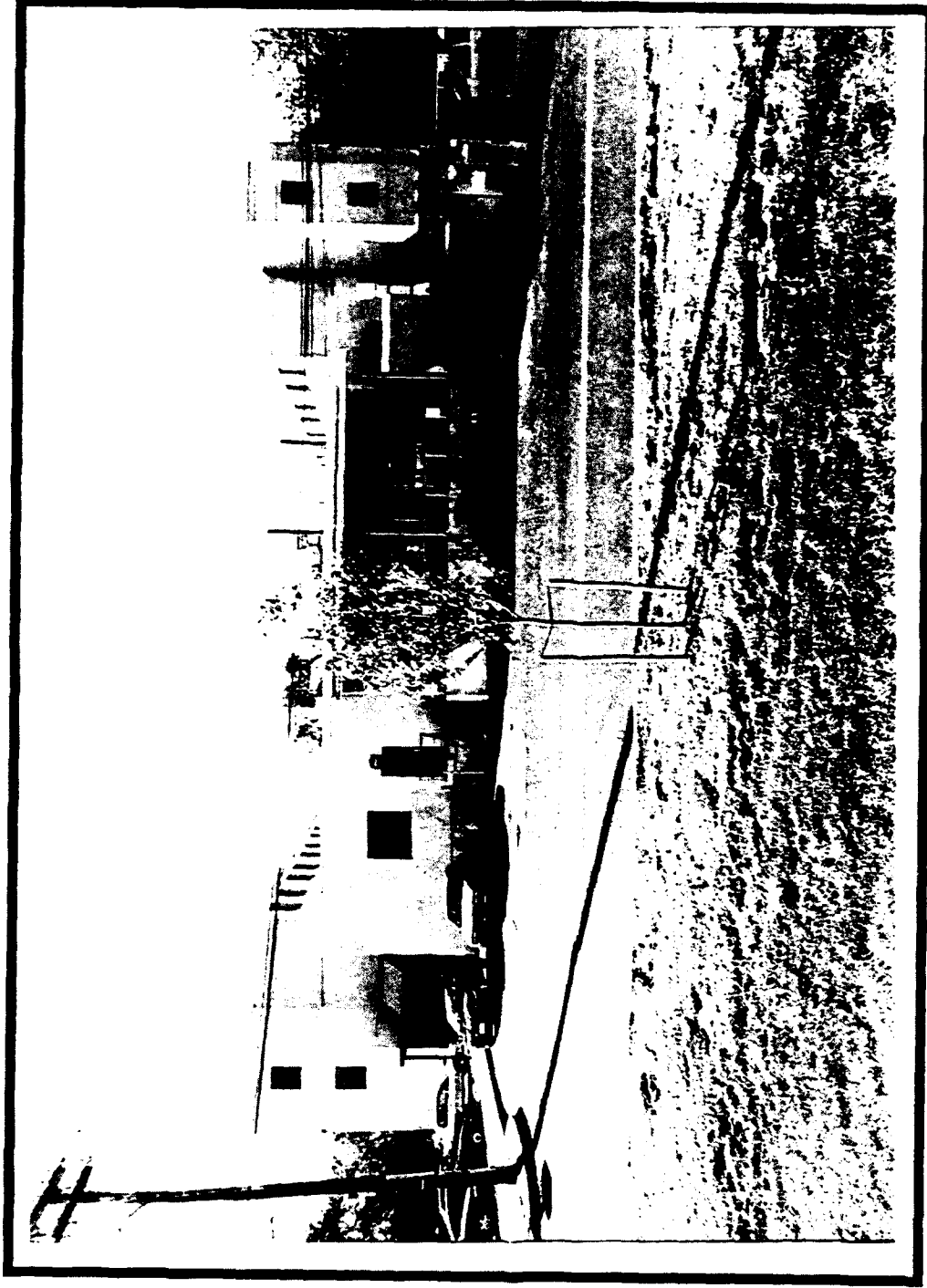


Bldg 1152 - Interior

10/4/94



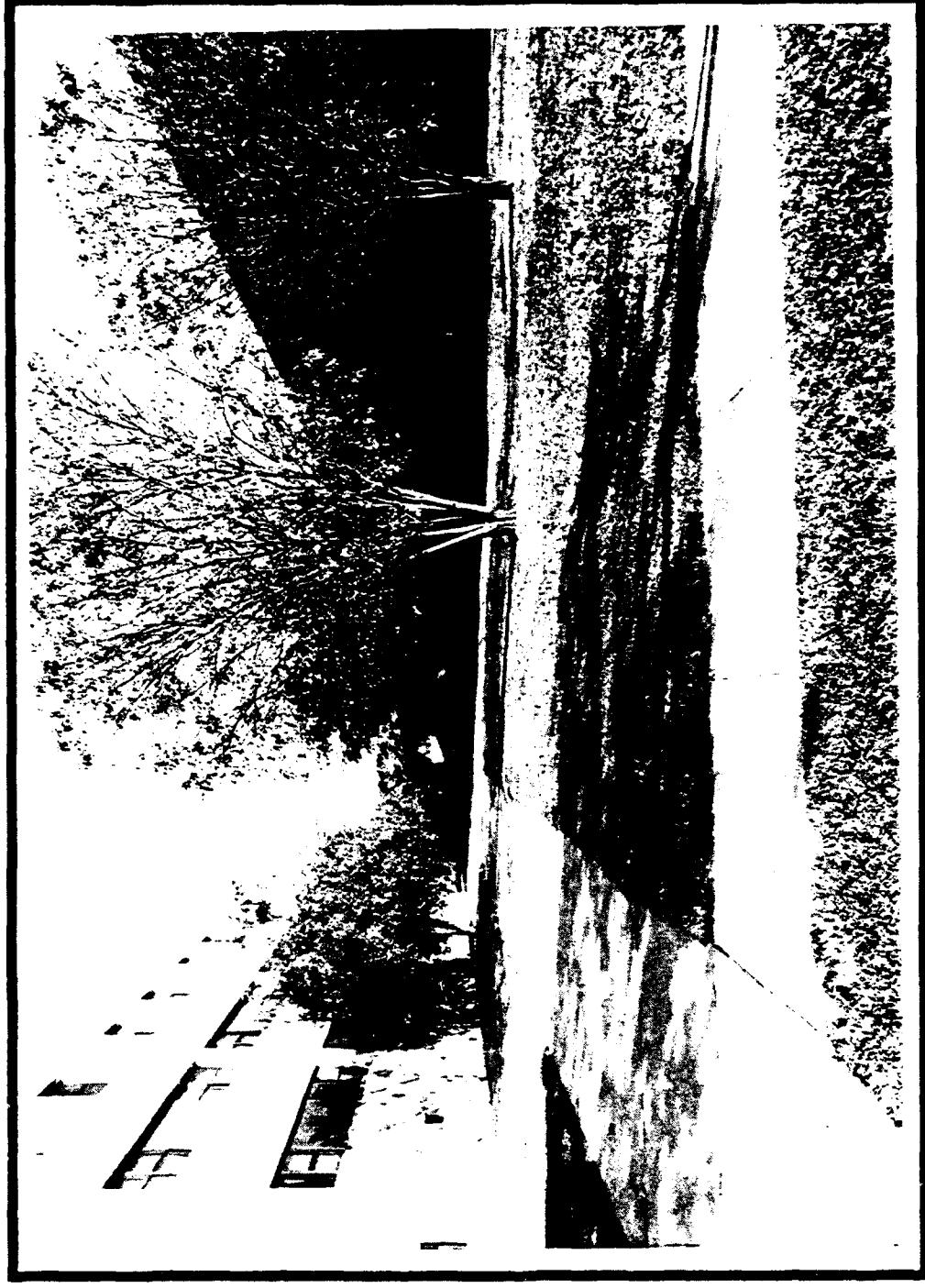
# BRAC Construction Projects



Bldg 1200 - North Elevation

10/4/94

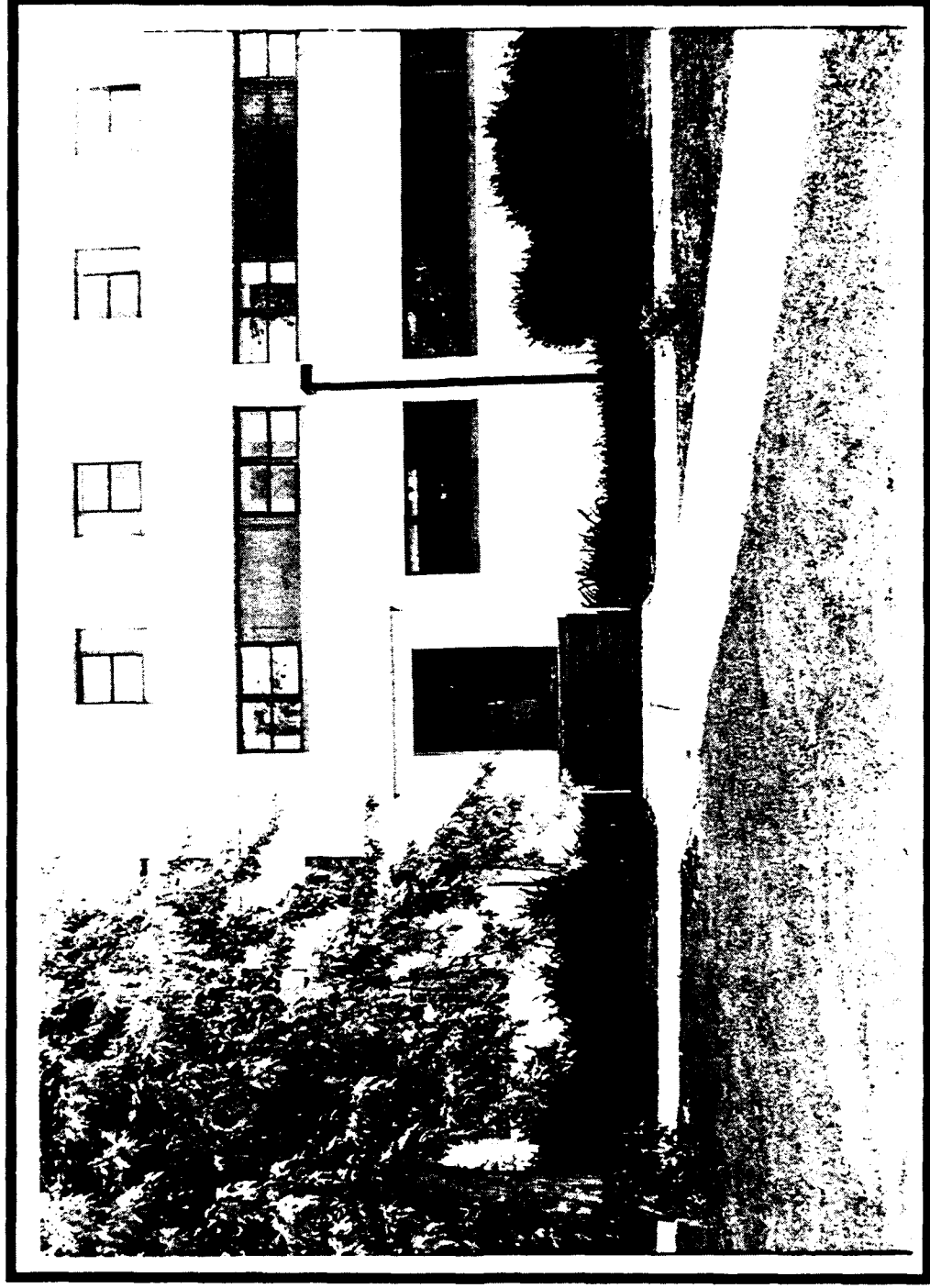
# BRAC Construction Projects



Bldg 1200 - Interior Courtyard

10/4/94

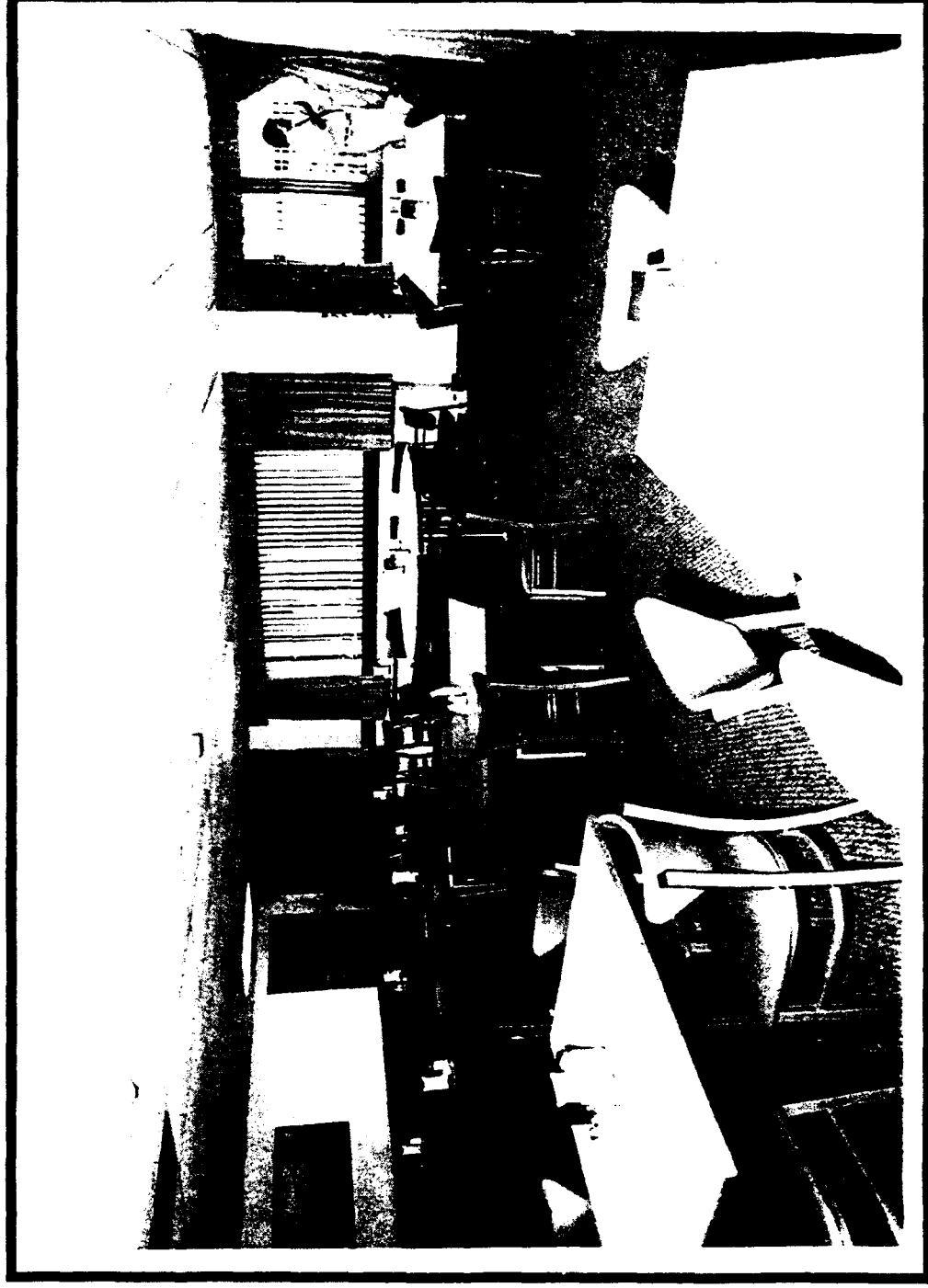
# BRAC Construction Projects



Bldg 1200 - West Elevation, Entrance

10/4/94

# BRAC Construction Projects



Bldg 1200 - W. Wing Open Bay Dining Area

10/4/94

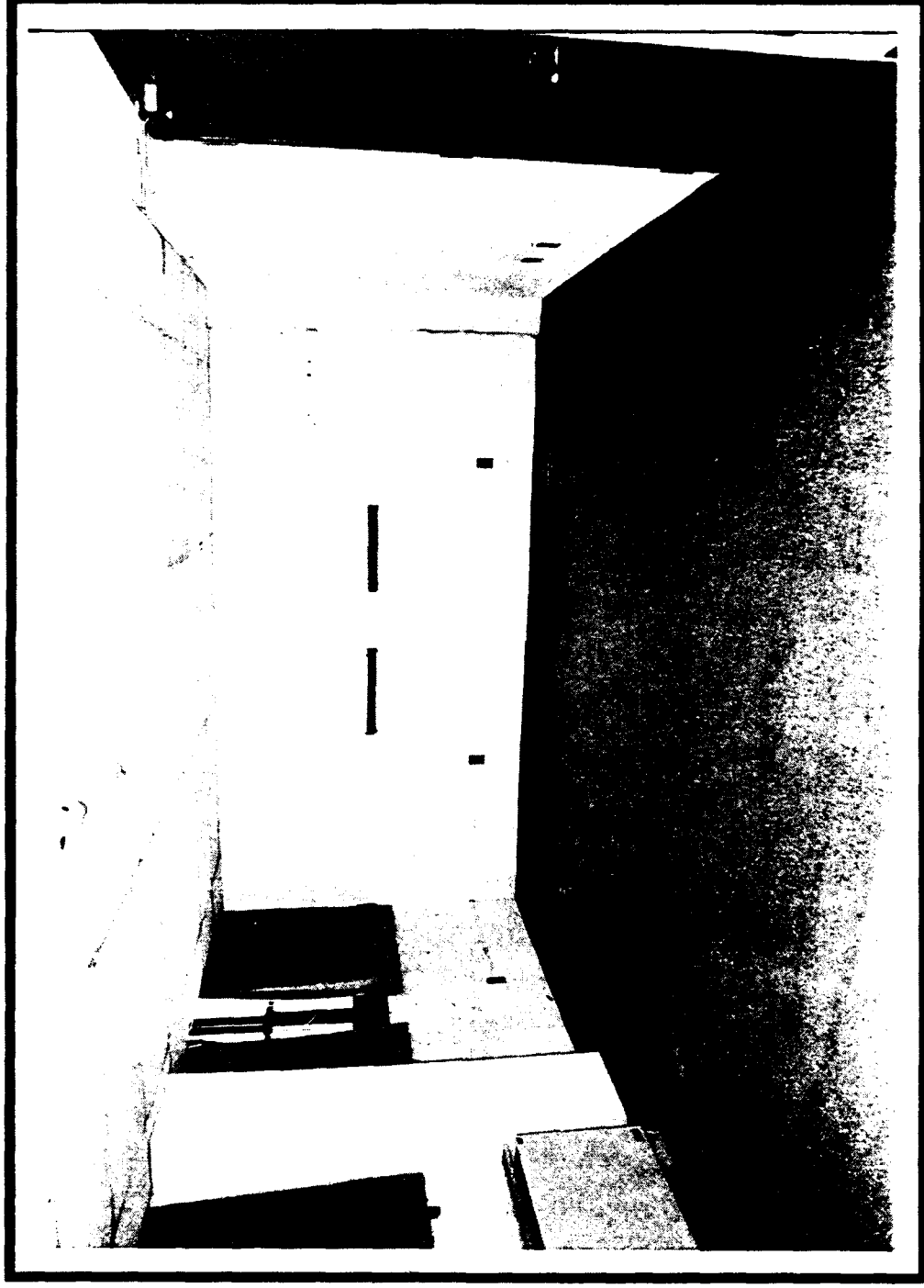
# BRAC Construction Projects



Bldg 1200 - E. Wing, Open Bay Area

10/4/94

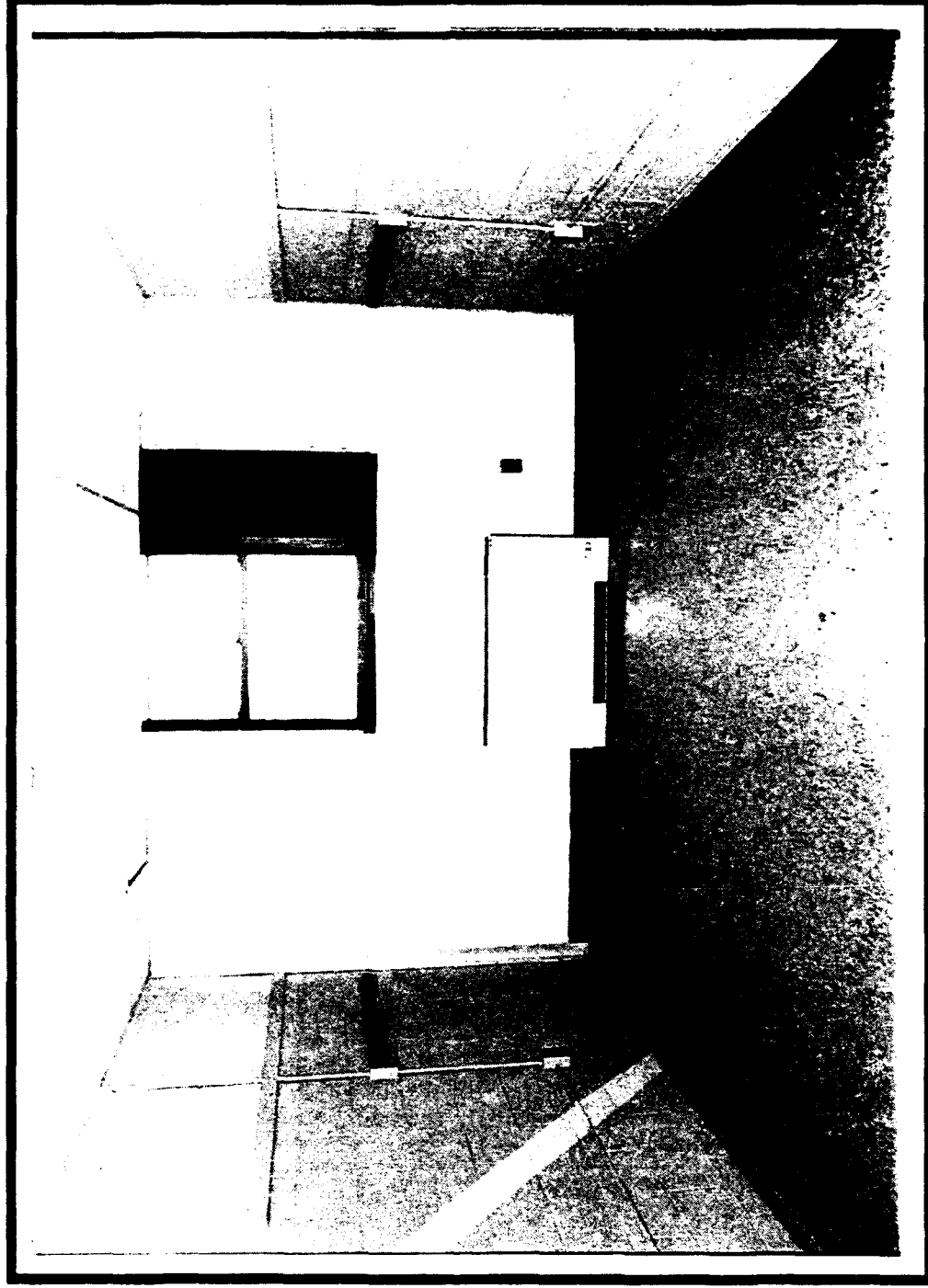
# BRAC Construction Projects



Bldg 1200 - Typical 4 Man Room

10/4/94

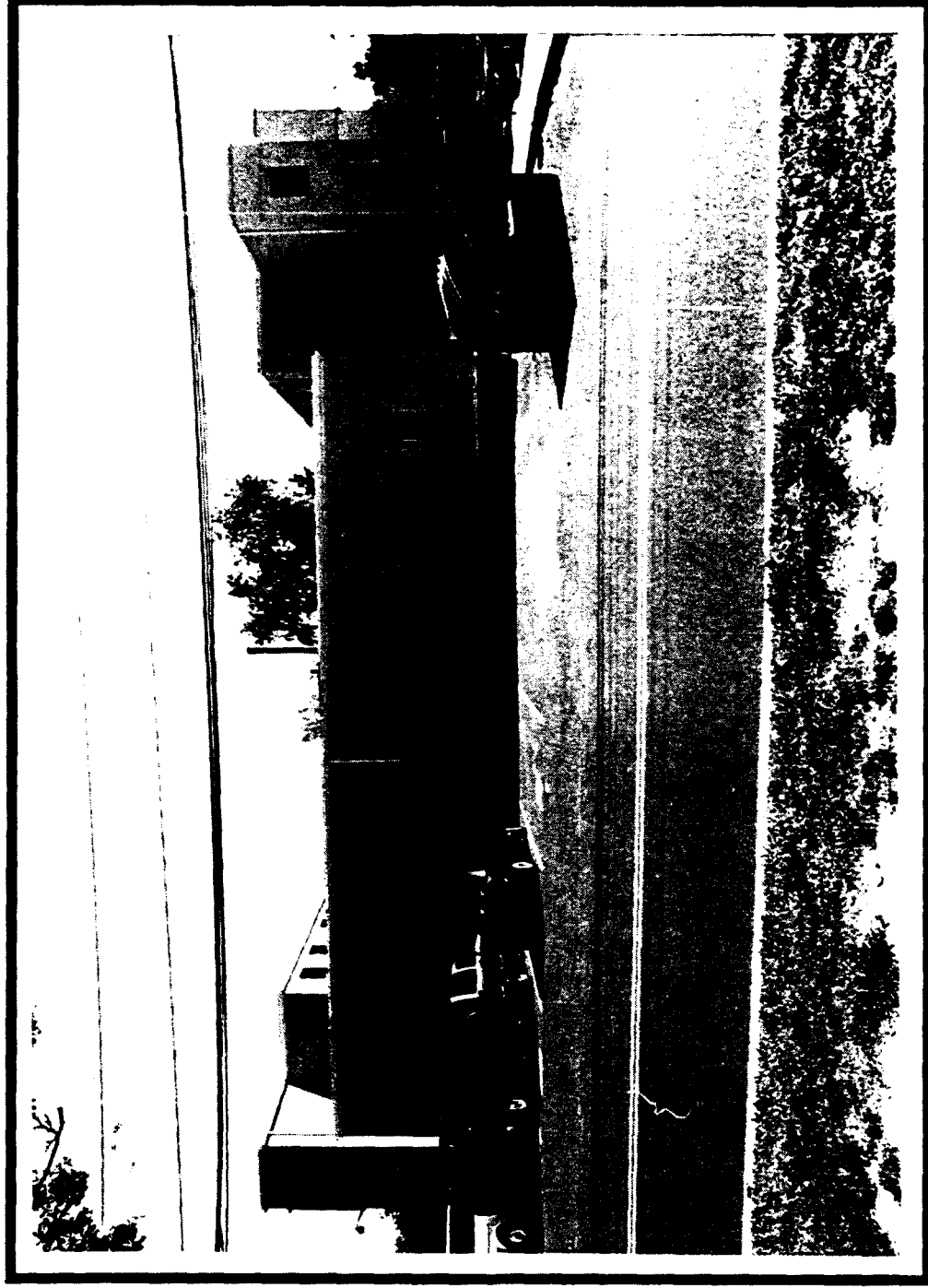
# BRAC Construction Projects



Bldg 1200 - Typical 2 Man Room

10/4/94

# BRAC Construction Projects

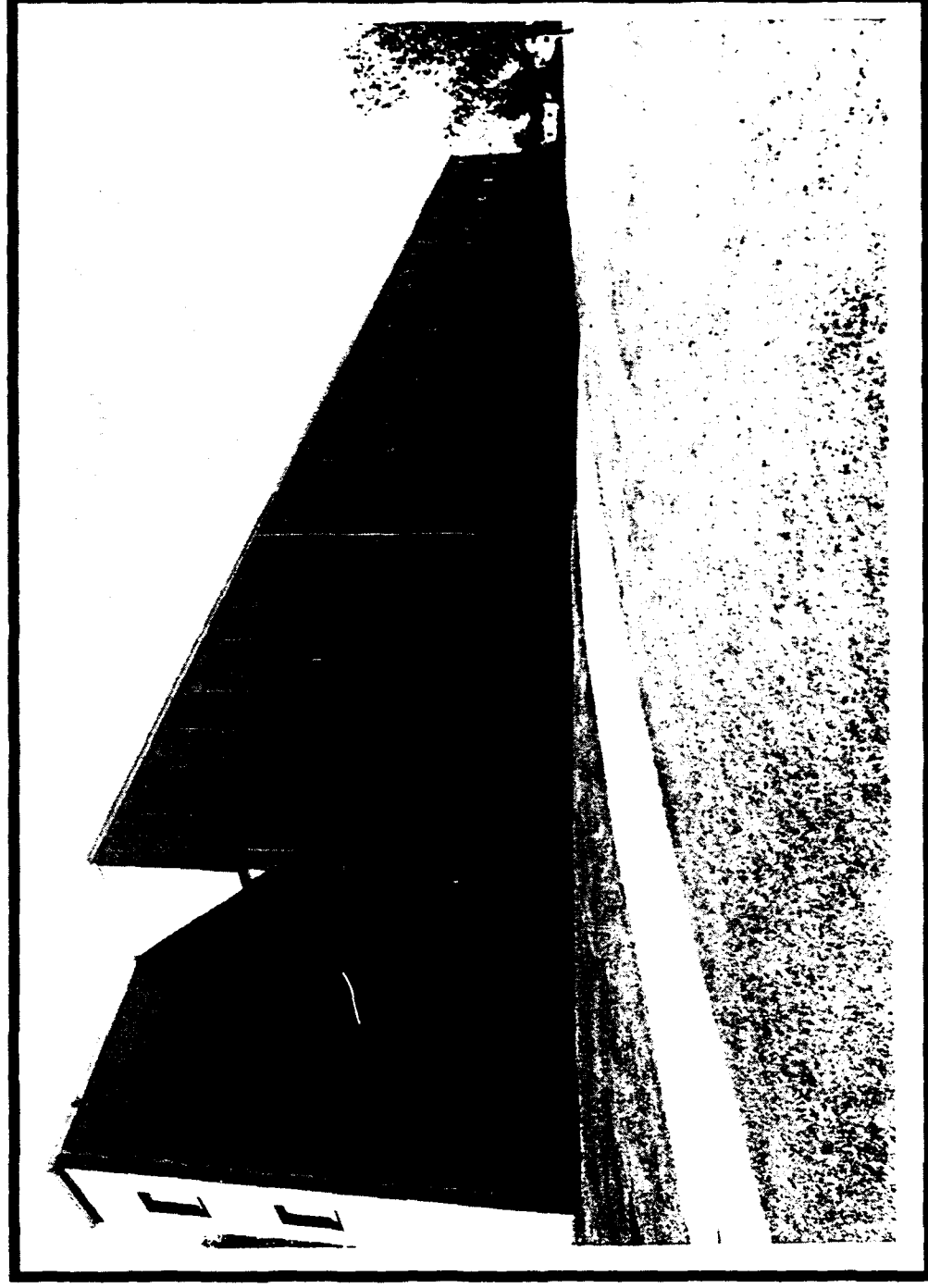


Bldg 1202 - North Elevation

10/4/94



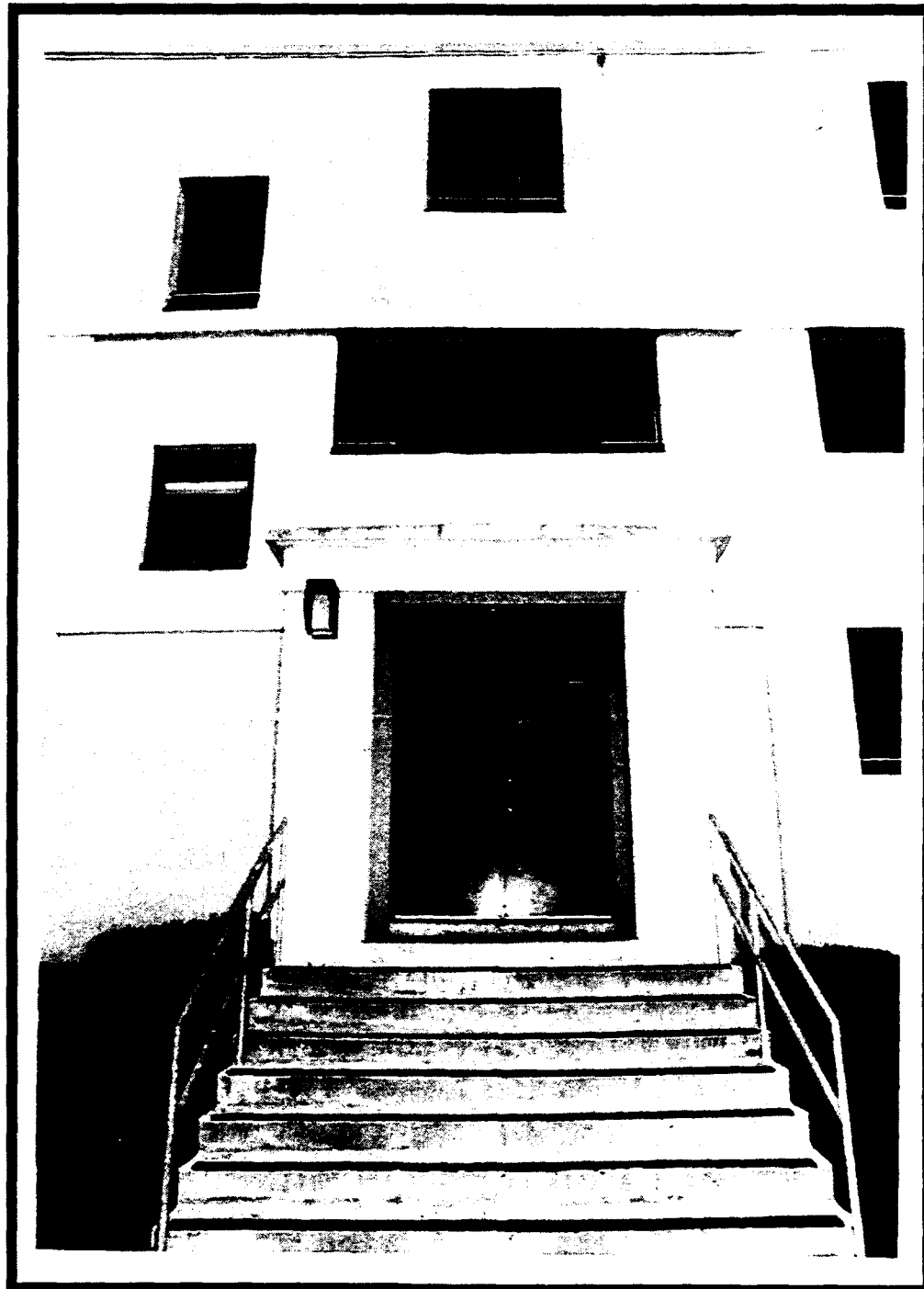
# BRAC Construction Projects



Bldg 1202 - East Wing, East Elevation

10/4/94

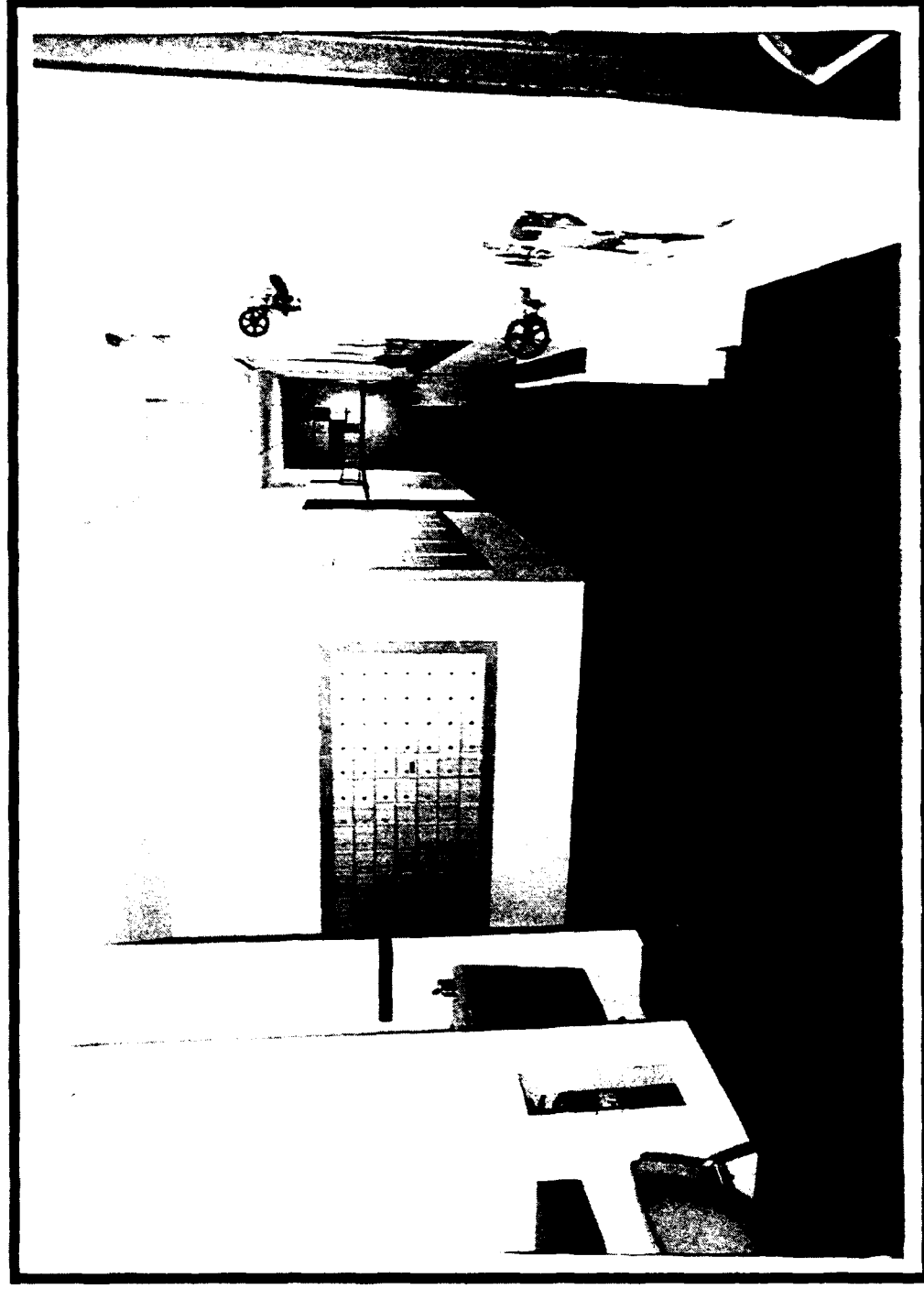
# BRAC Construction Projects



Bldg 1202 - East Wing Entrance

10/4/94

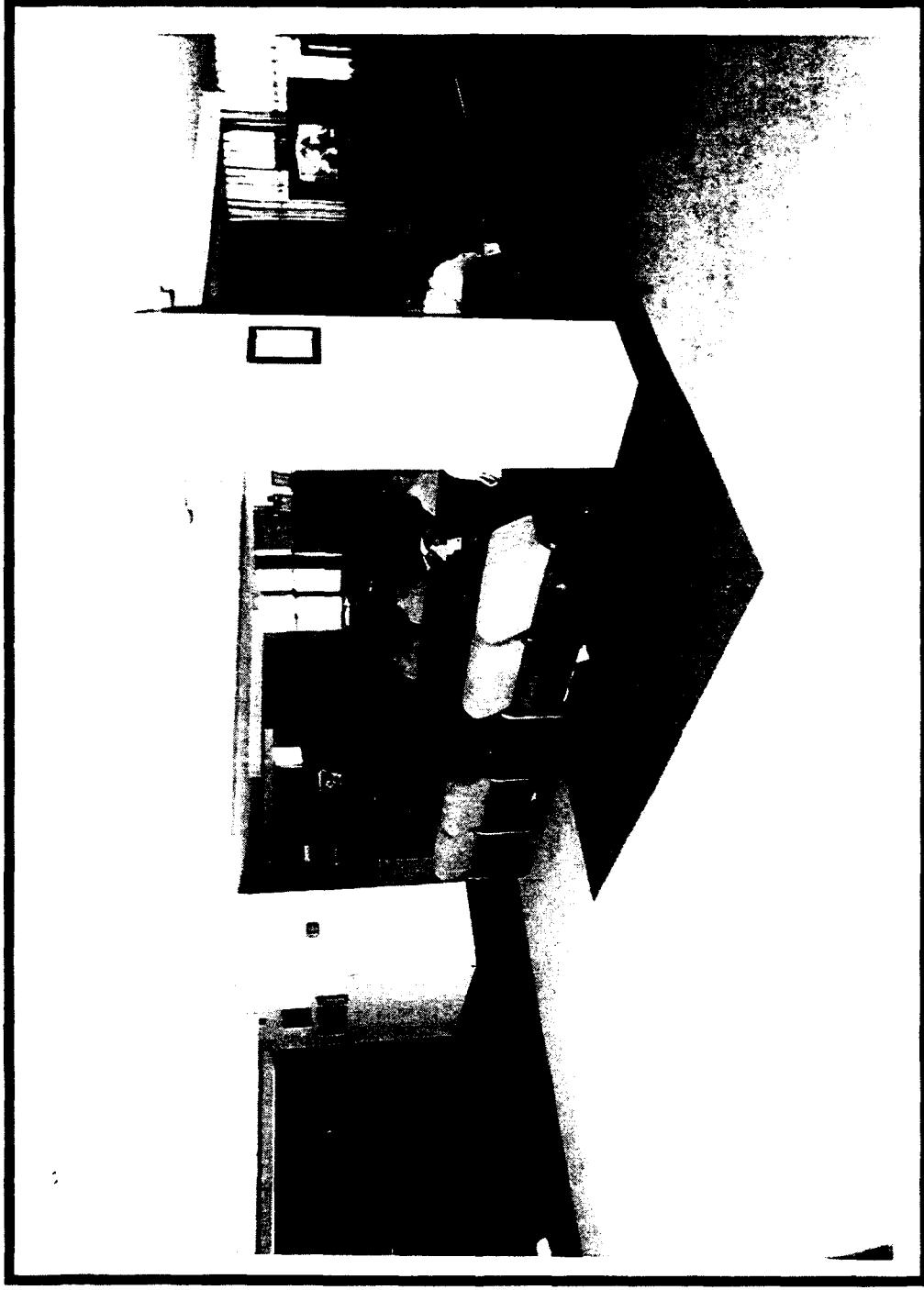
# BRAC Construction Projects



Bldg 1202 - Center Administrative Area

10/4/94

# BRAC Construction Projects



Bldg 1202 - E. Wing, N. Bay Day Room

10/4/94

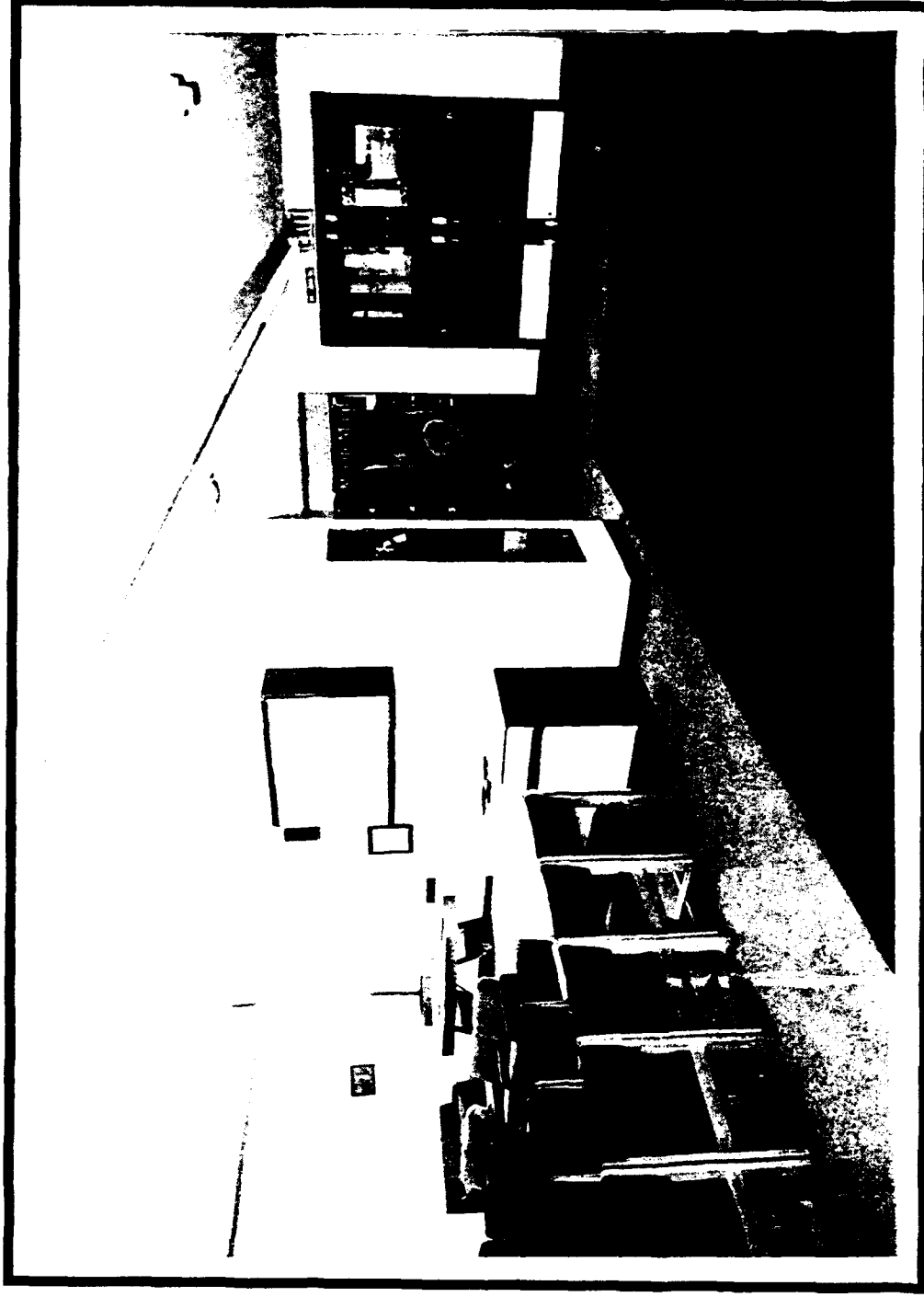
# BRAC Construction Projects



Bldg 1202 - Typical 2 Man Room

10/4/94

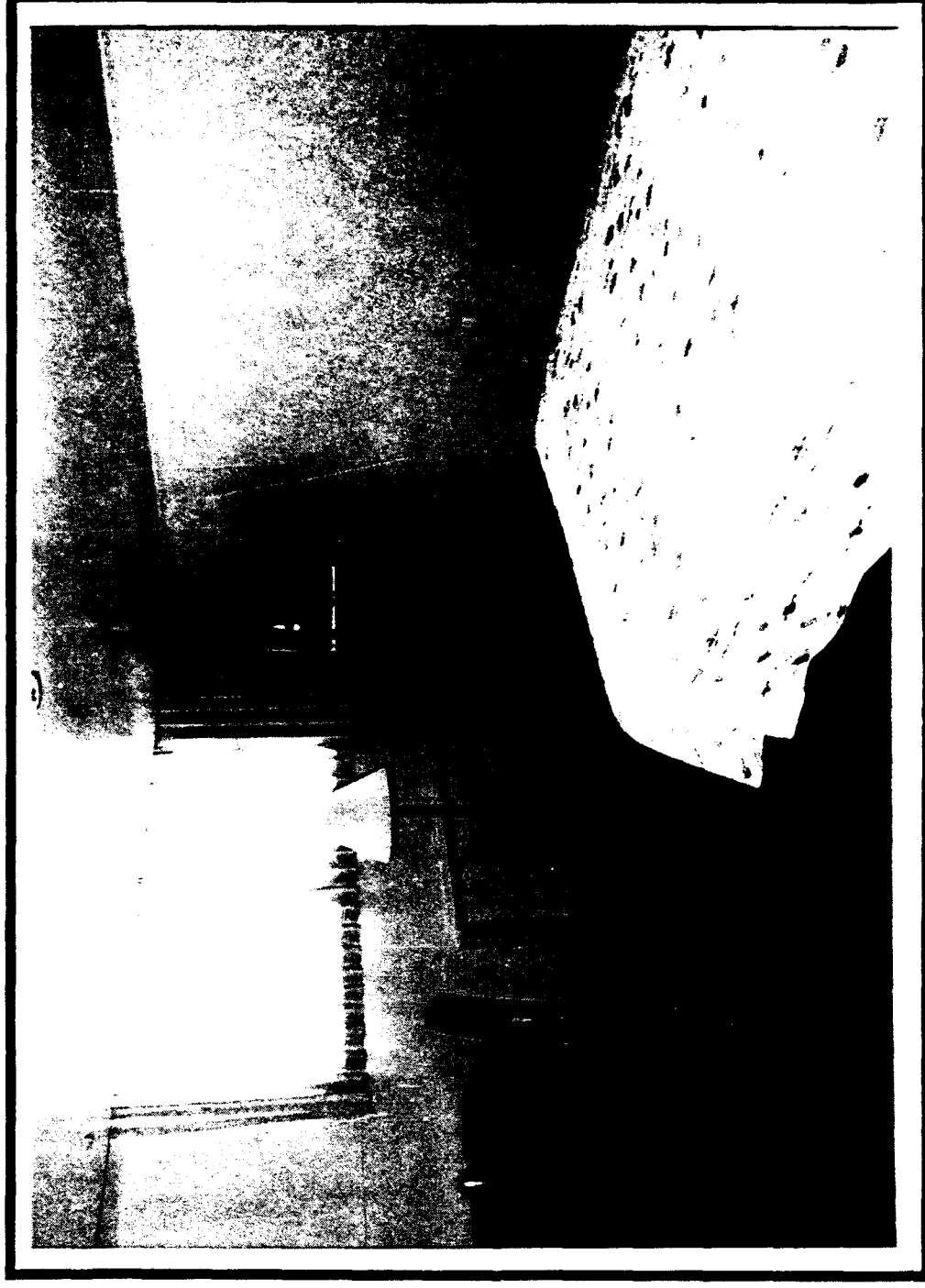
# BRAC Construction Projects



Bldg 1202 - Lodging Day Room

10/4/94

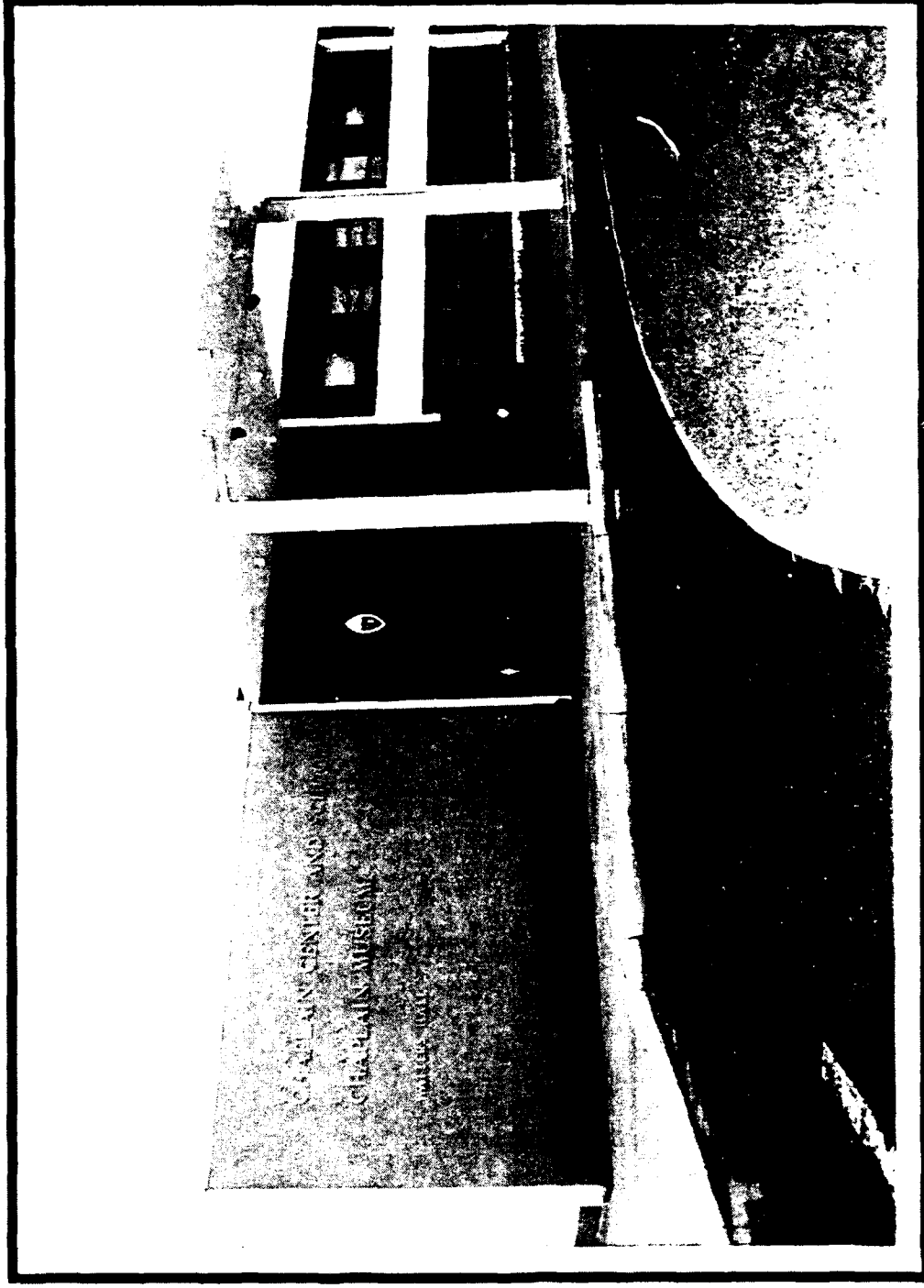
# BRAC Construction Projects



Bldg 1202 - Typical Lodging Room

10/4/94

# BRAC Construction Projects

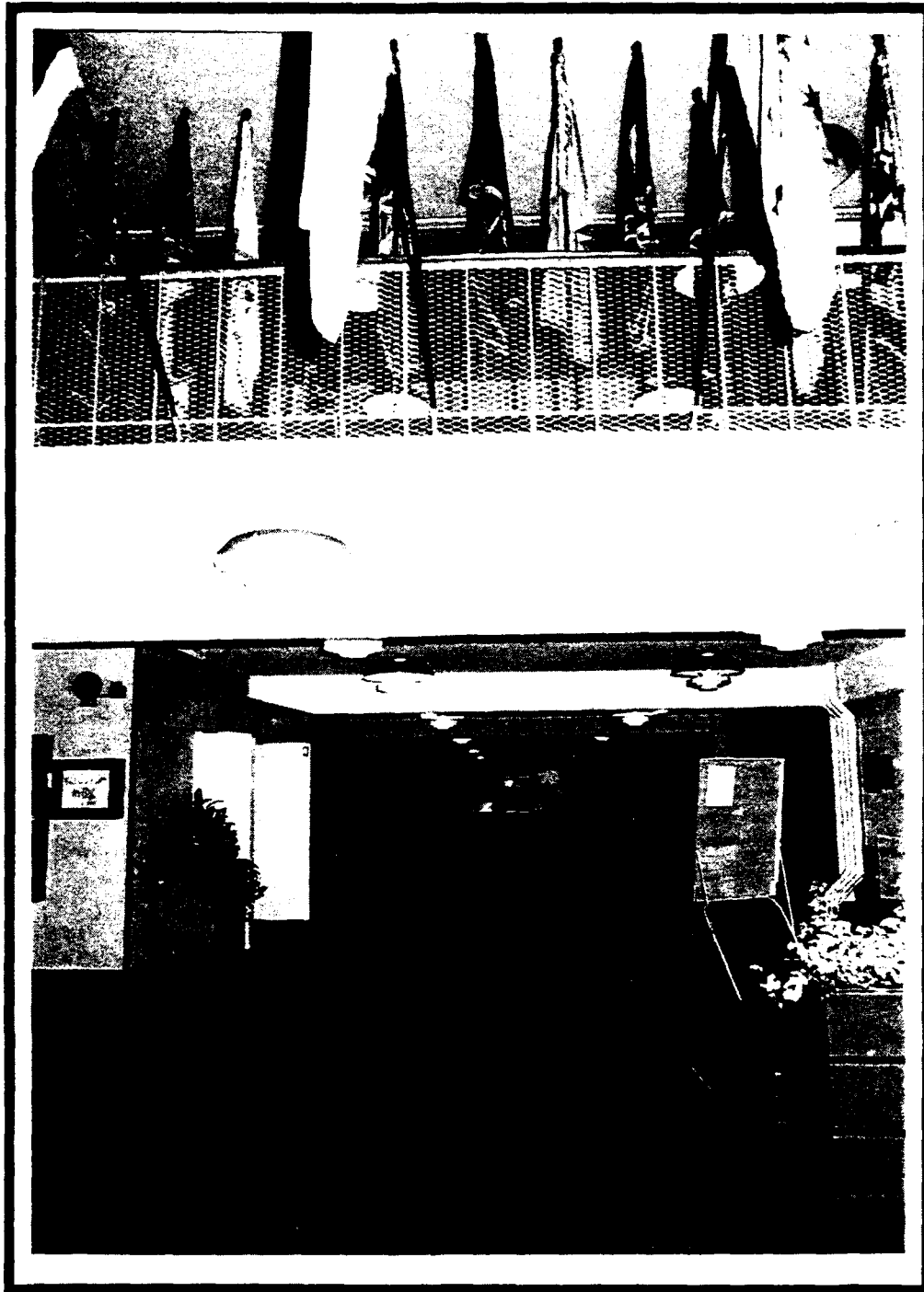


Bldg 1207 - South Elevation

10/4/94



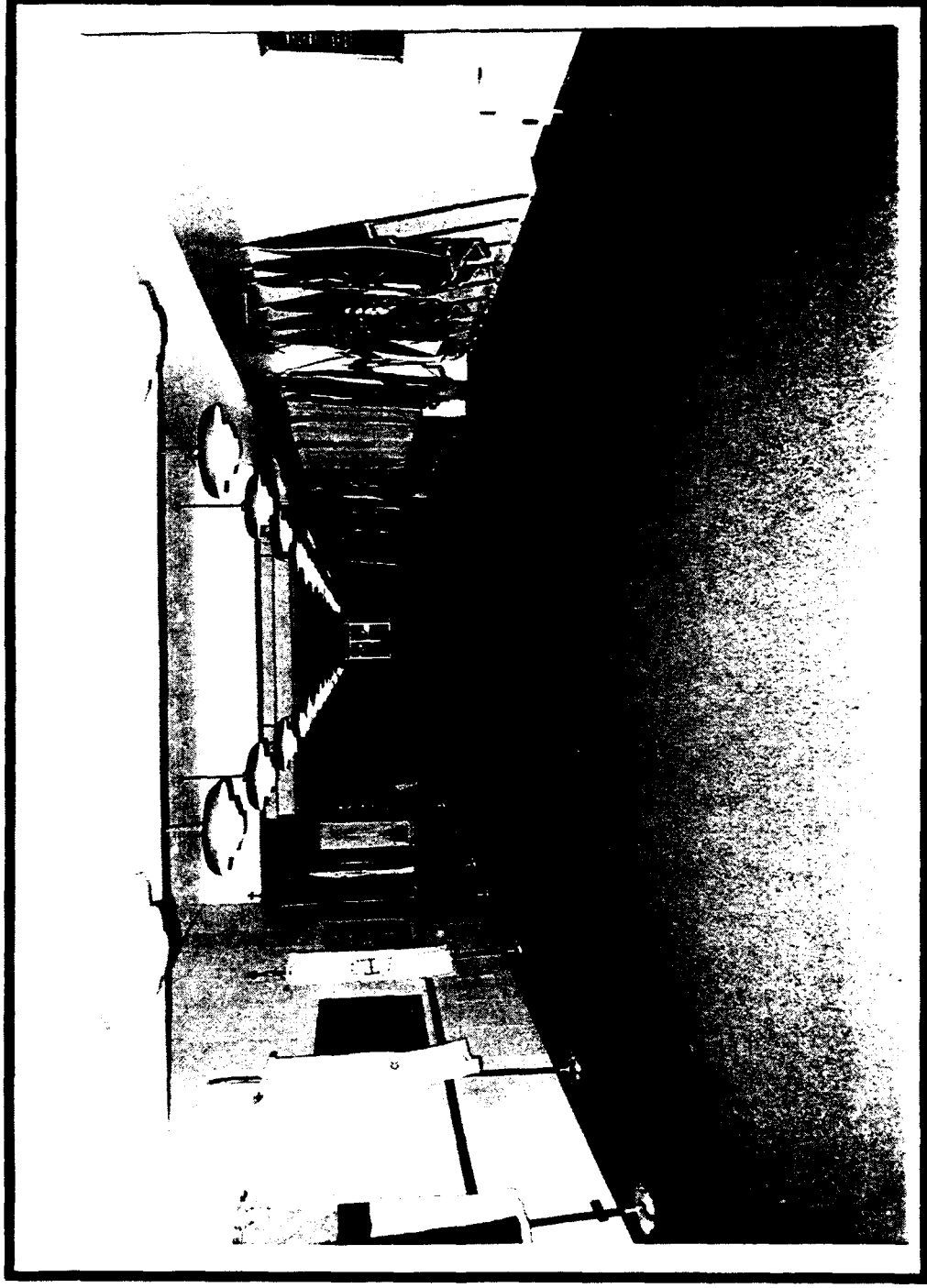
# BRAC Construction Projects



Bldg 1207 - Ground Floor Entrance,  
Corridor with 1st Floor Balcony

10/4/94

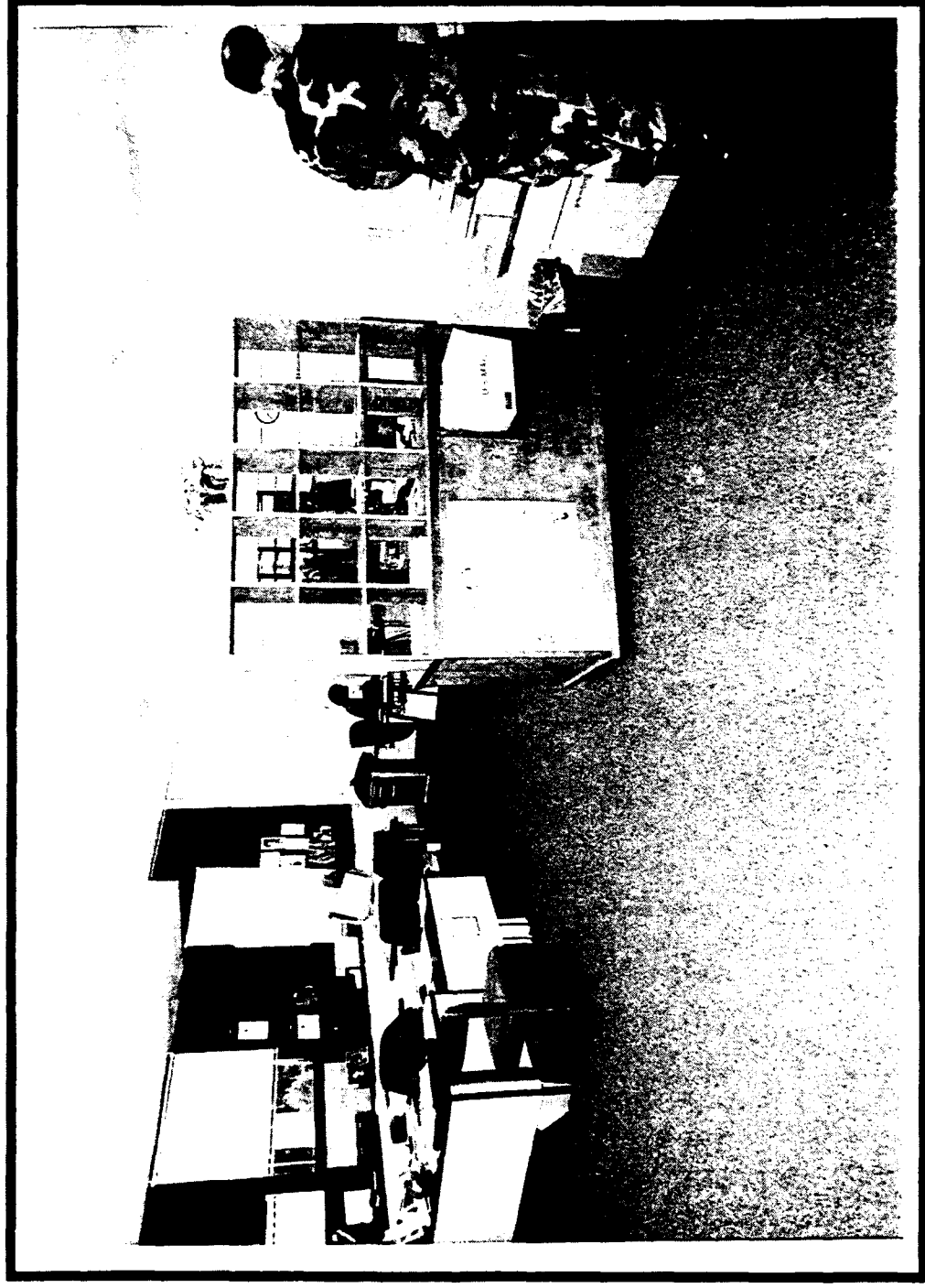
# BRAC Construction Projects



Bldg 1207 - 1st Floor Connecting Corridor

10/4/94

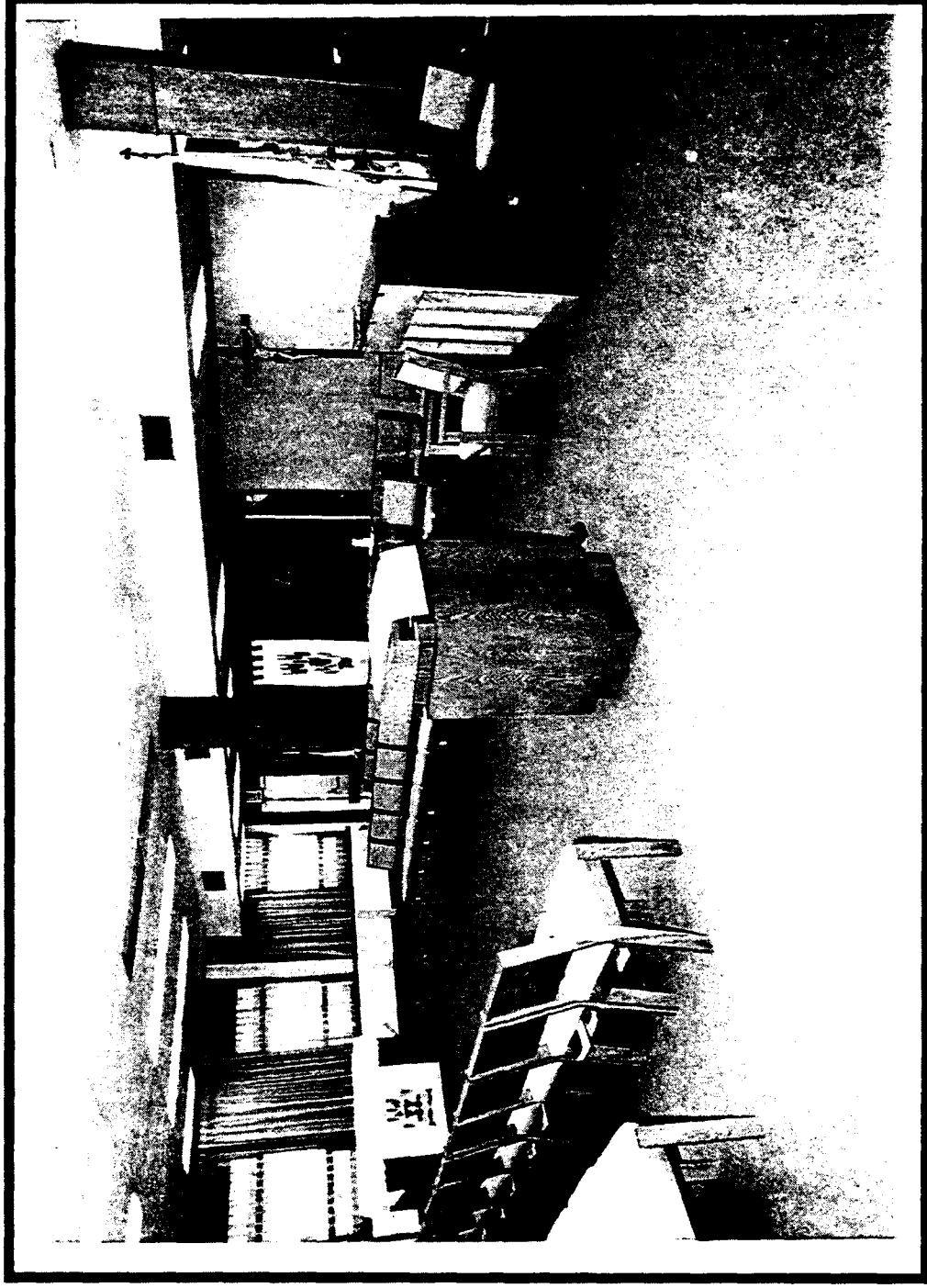
# BRAC Construction Projects



Bldg 1207 - 1st Floor Corridor

10/4/94

# BRAC Construction Projects



Bldg 1207 - Catholic Teaching Chapel

10/4/94

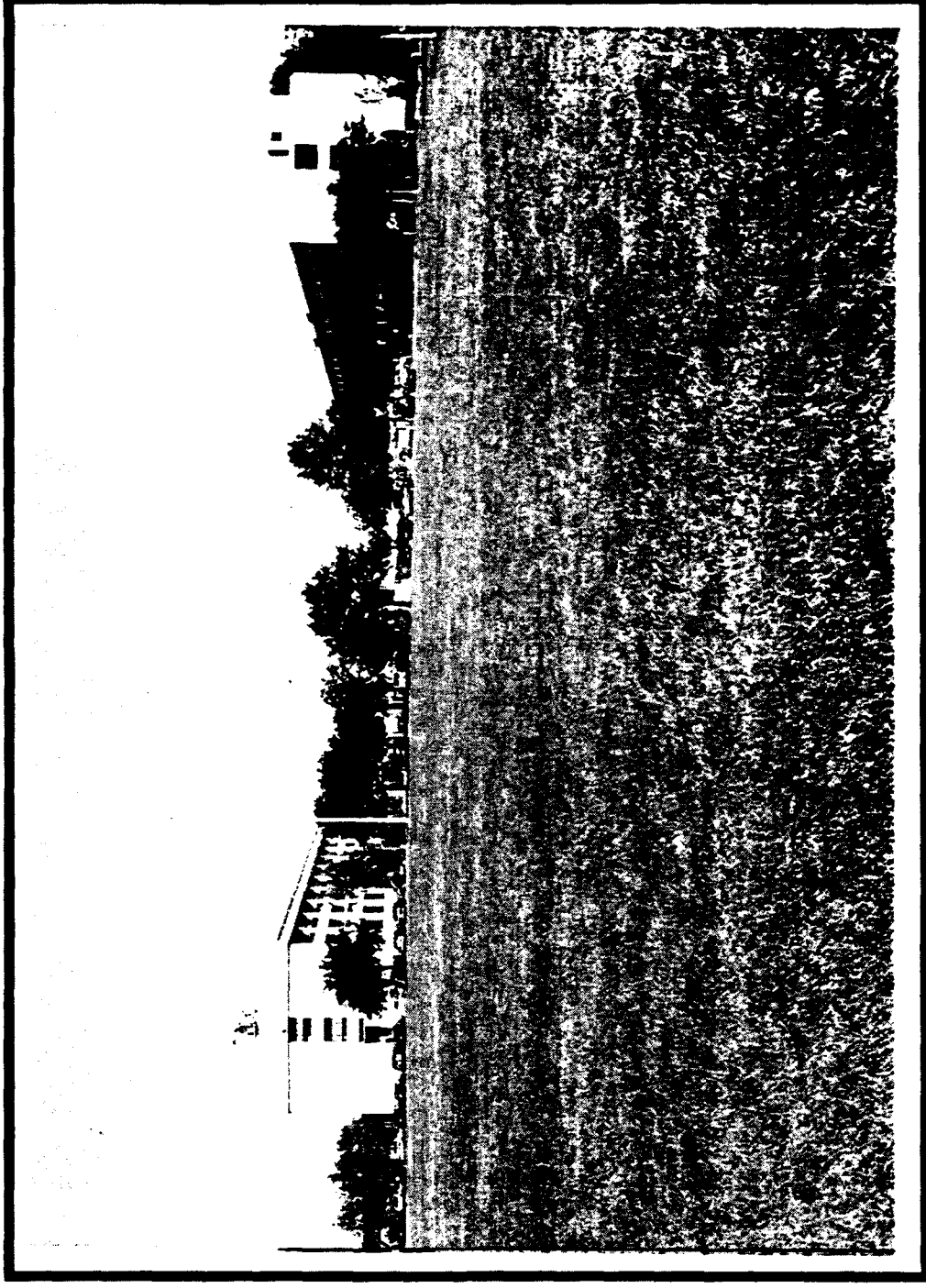
# BRAC Construction Projects



Bldg 1207 - Hall of Chaplains

10/4/94

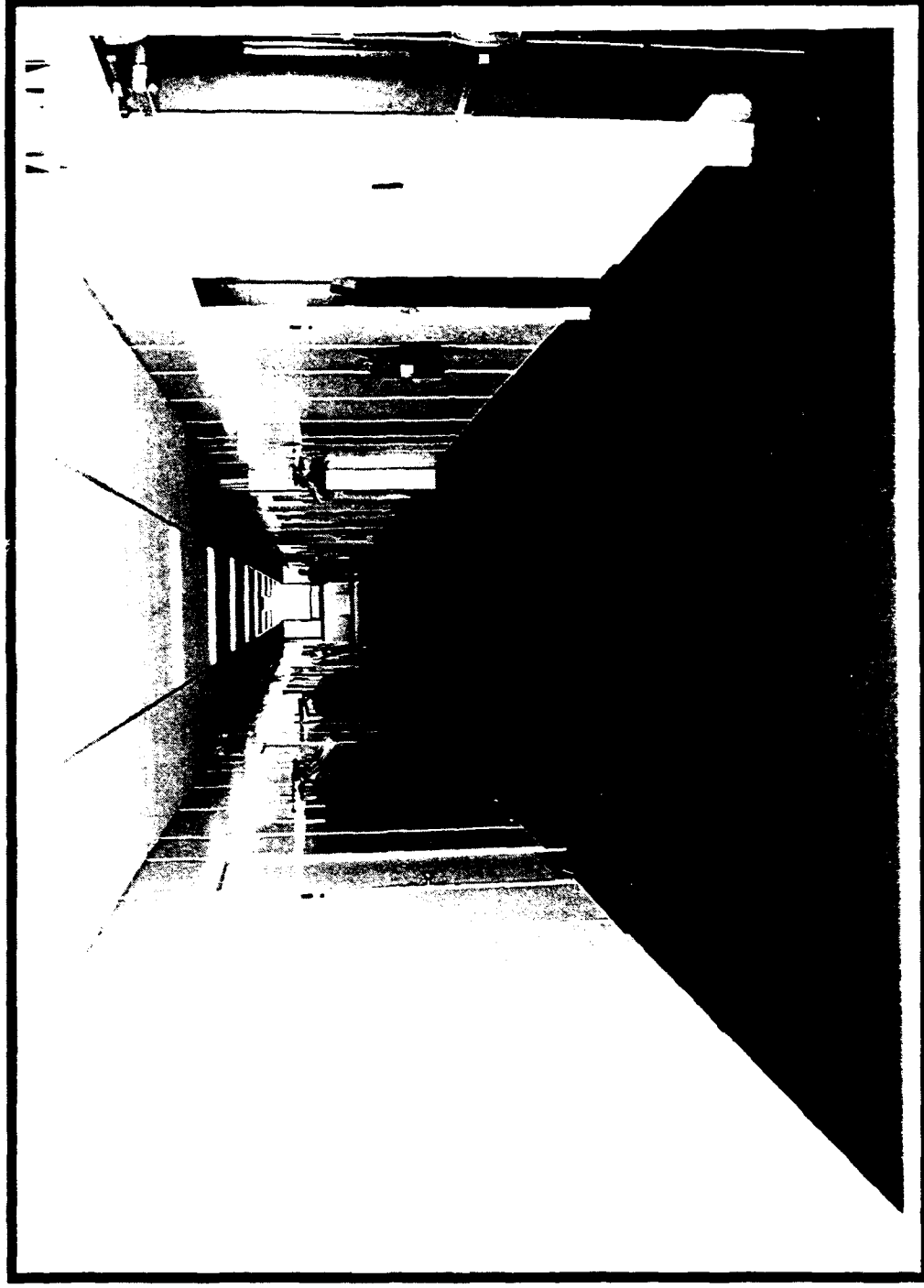
# BRAC Construction Projects



Bldgs 1210, 1209, 1208 - West Elevation

10/4/94

# BRAC Construction Projects



Bldg 1208E - 1st Floor Corridor

10/4/94

# BRAC Construction Projects

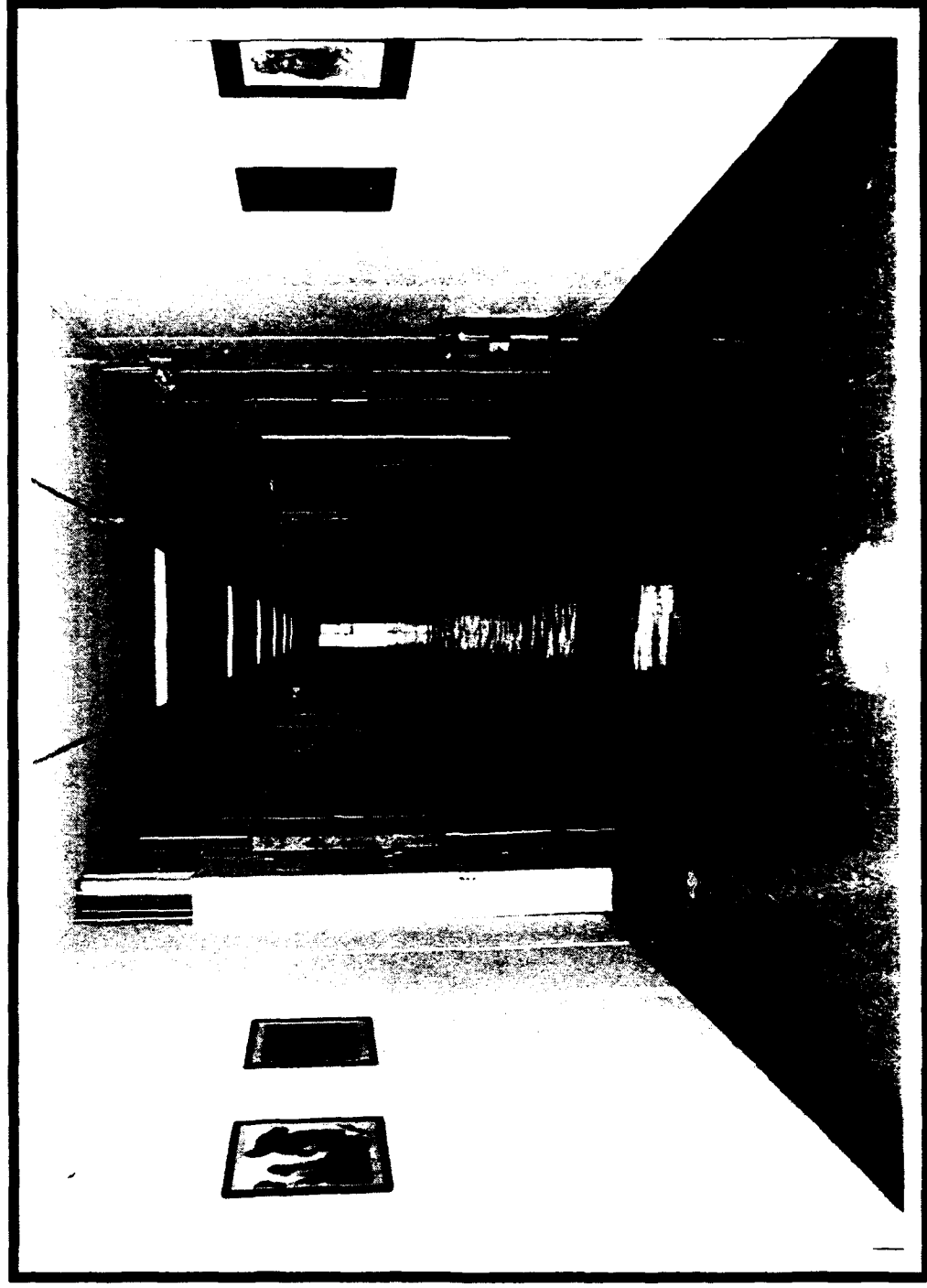


Bldg 1208E - Lecture Area

10/4/94



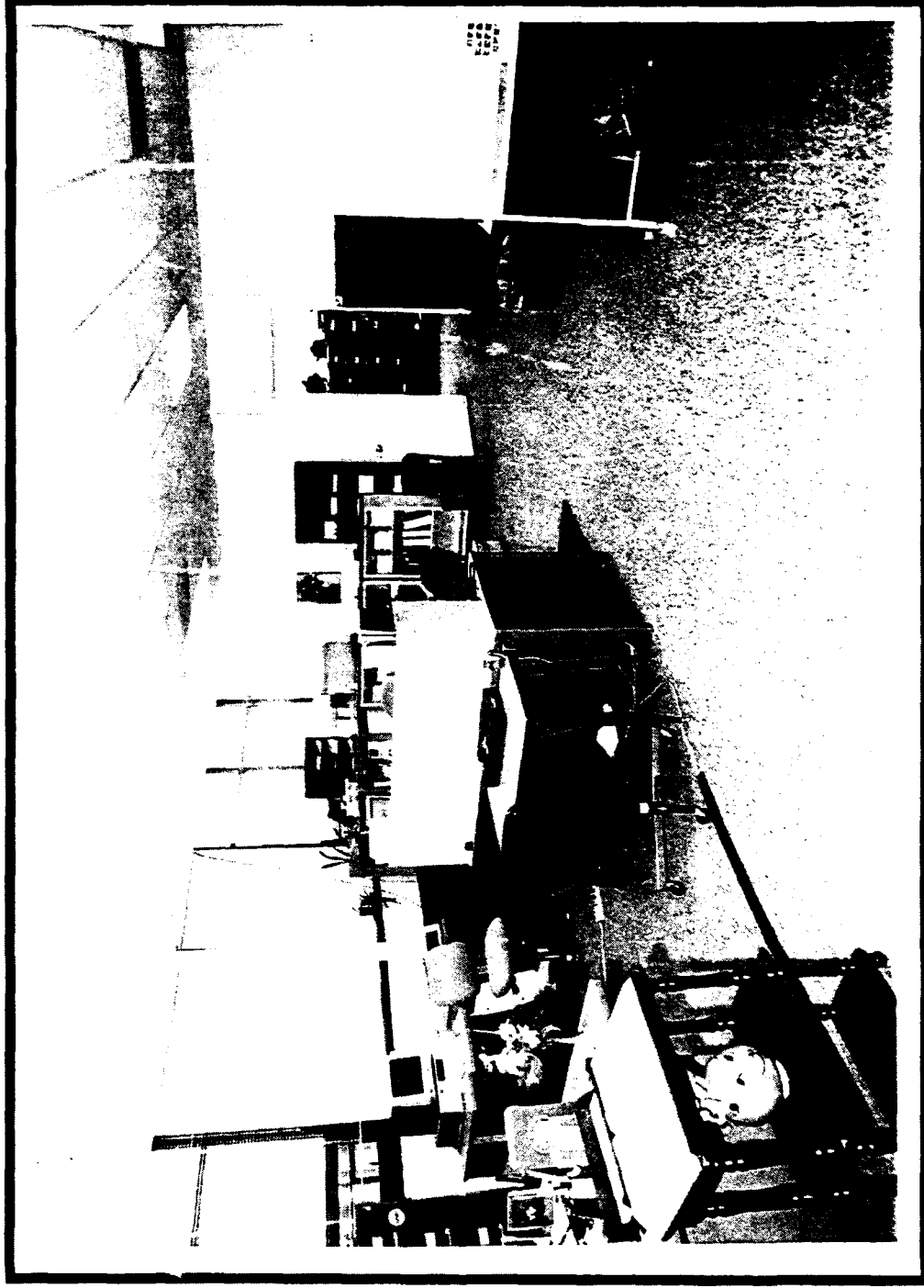
# BRAC Construction Projects



Bldg 1208W - 1st Floor Corridor

10/4/94

# BRAC Construction Projects



Bldg 1208W - 1st Floor Office Space

10/4/94

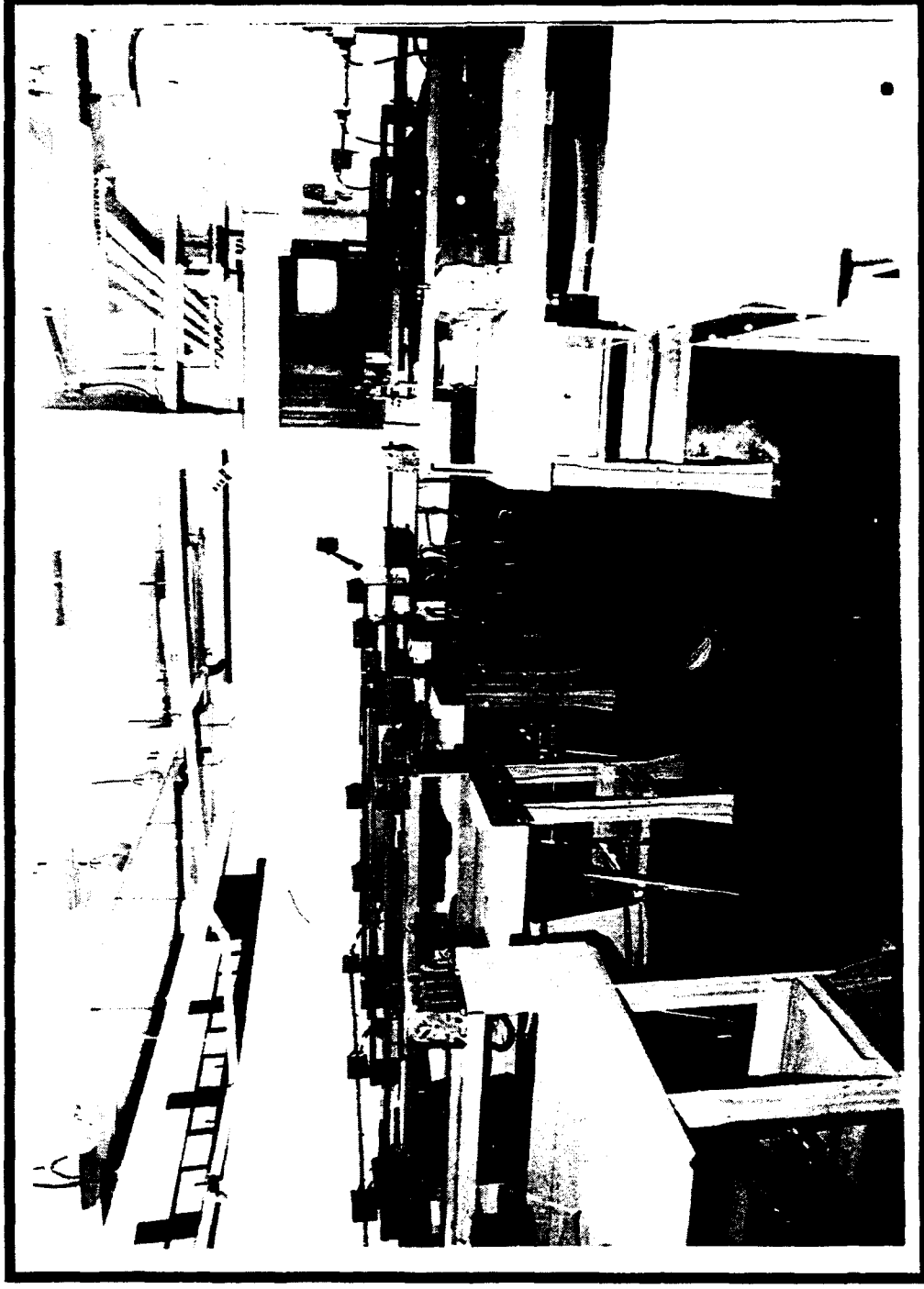
# BRAC Construction Projects



Bldg 1208W - 3rd Floor Classroom

10/4/94

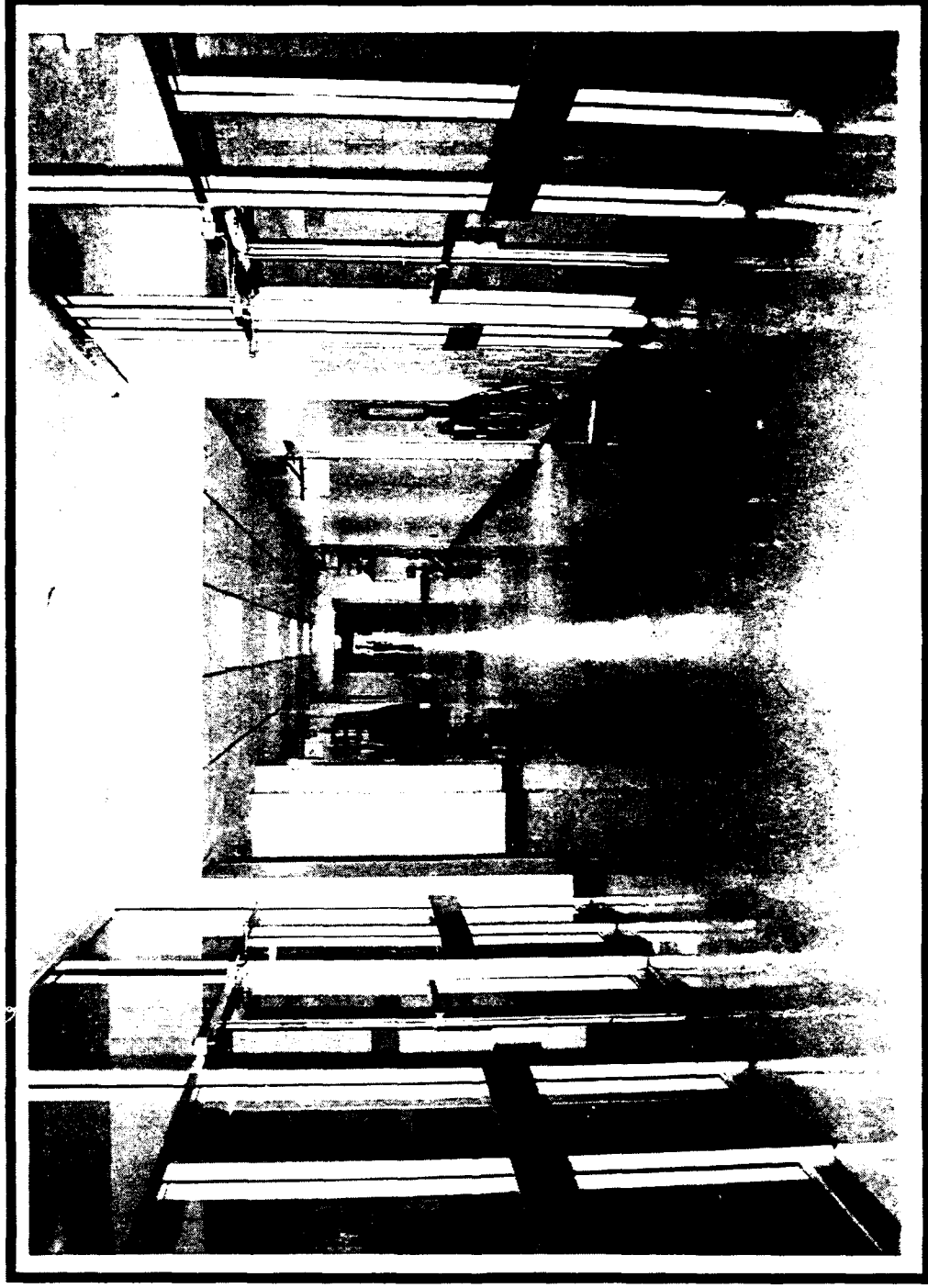
# BRAC Construction Projects



Bldg 1208W - Basement Classroom

10/4/94

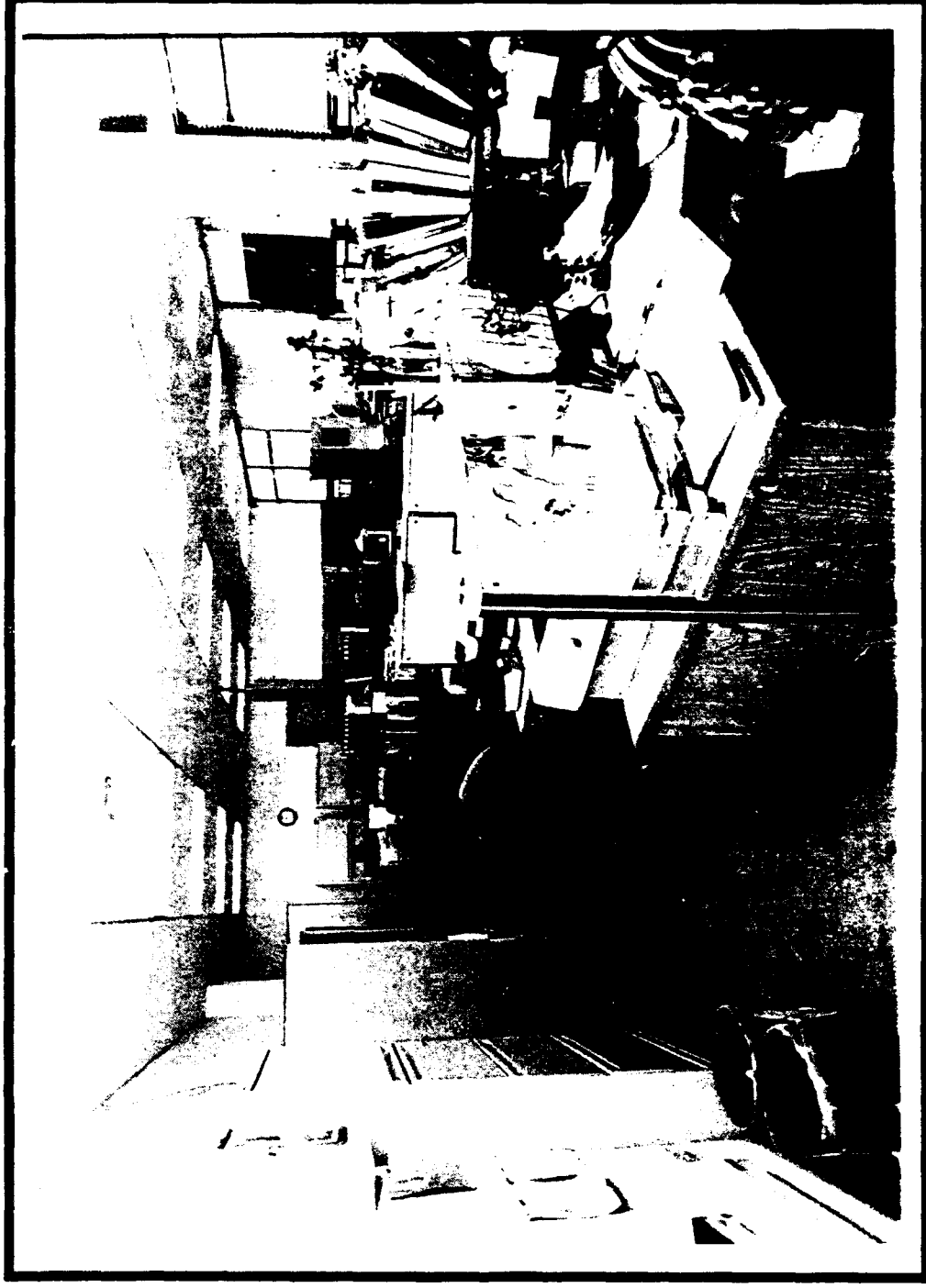
# BRAC Construction Projects



Bldg 1209 - Corridor Looking West

10/4/94

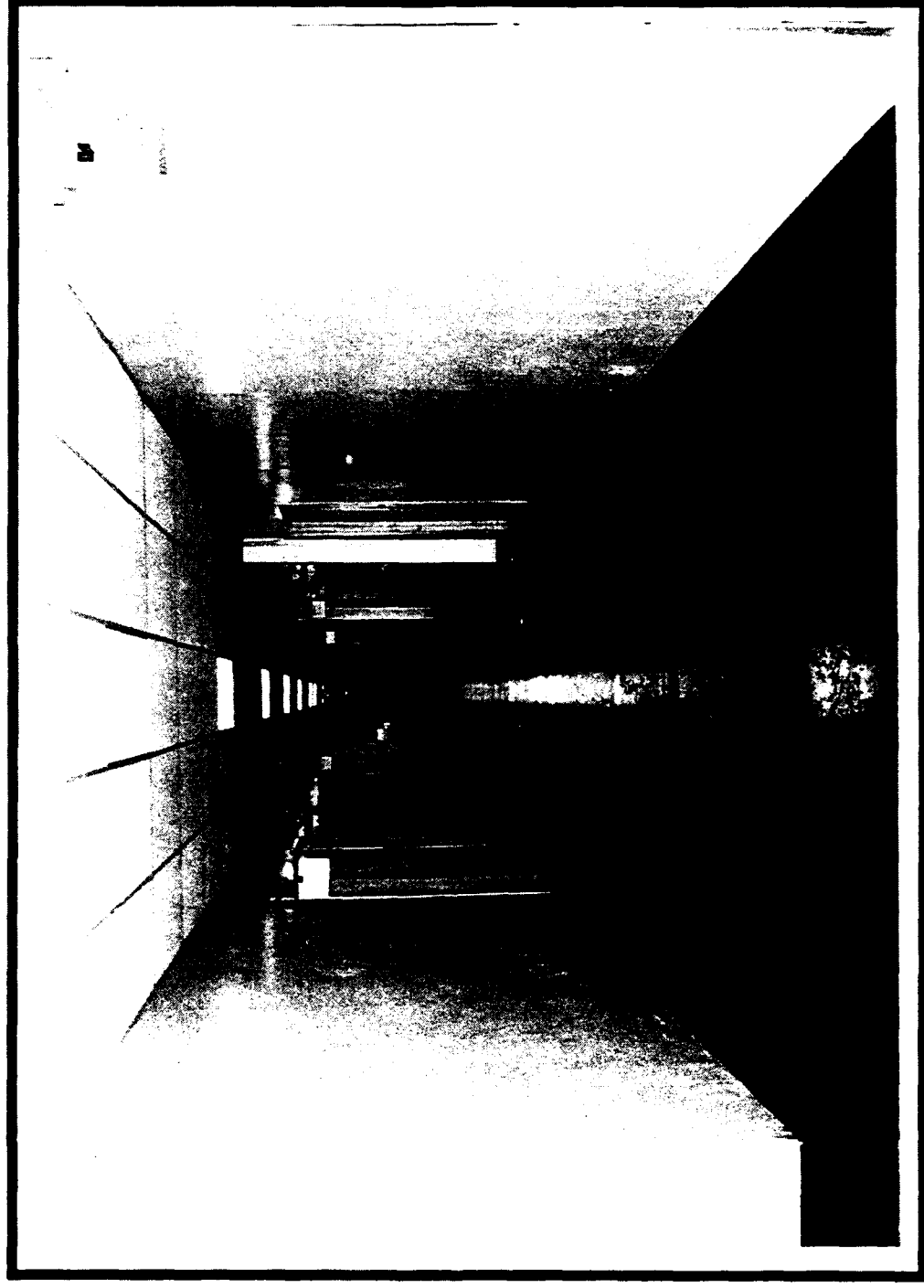
# BRAC Construction Projects



Bldg 1209 - 1st Floor Office Space

10/4/94

# BRAC Construction Projects



Bldg 1209 - Basement Corridor

10/4/94

# BRAC Construction Projects



Bldg 1209 - Basement Mail Room

10/4/94



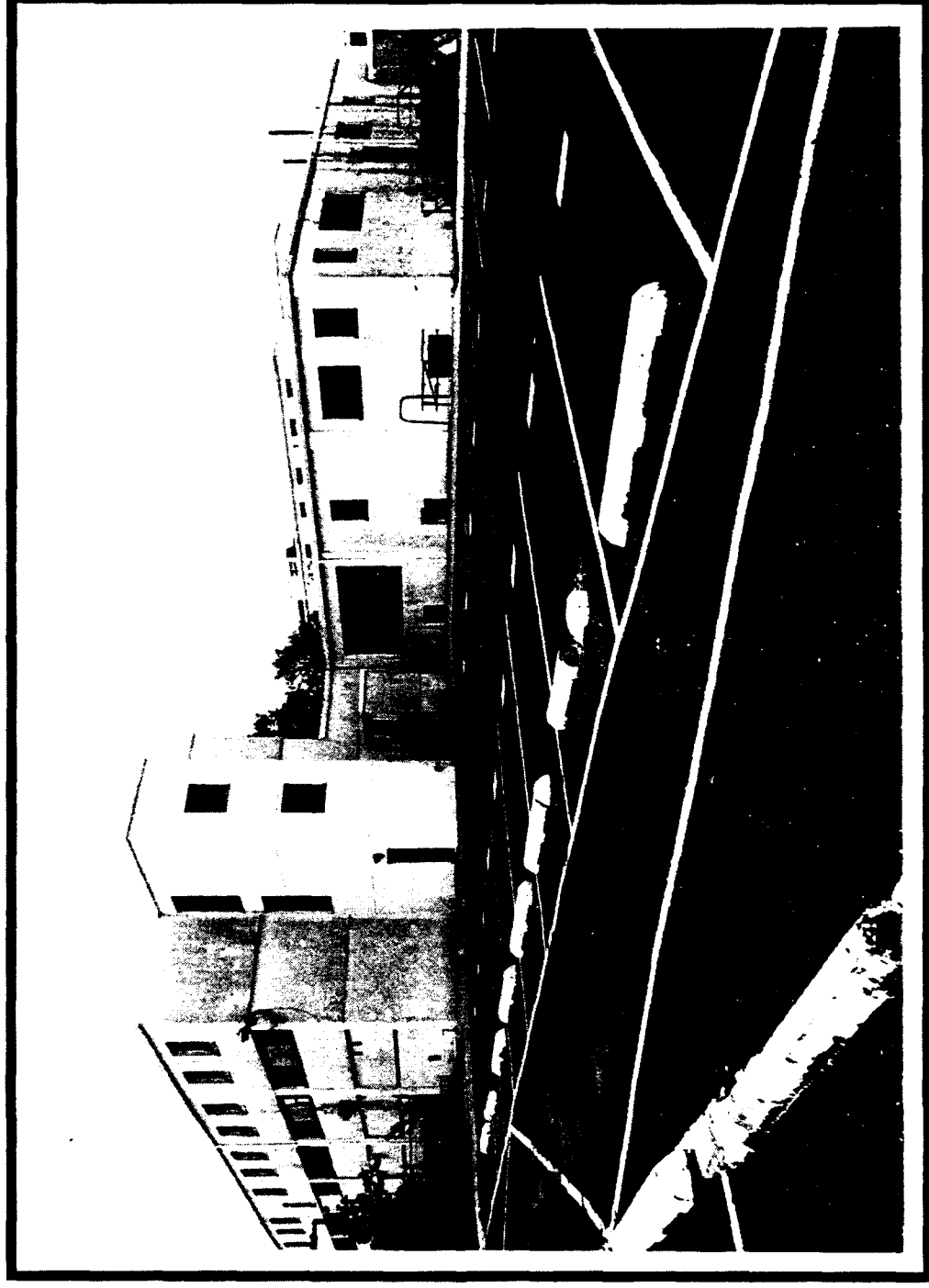
# **BRAC Construction Projects**

## **PN 42681 - Alter Bldg 1201**

- Estimated Cost - \$4,770,000
- Scope of Work
  - Renovate 82,000 SF for Admin/Computer Space
  - Construct Sensitive Compartmented Information Facilities (SCIF)
  - Provide Handicapped Accessibility
  - Reconfigure Interior for Open Plan Office Space
  - Construct Elevators
  - New Architectural Finishes
  - Construct 6,000 SF Warehouse in 600 Area
  - Anticipated Solicitation - July 1995

10/24/94

# BRAC Construction Projects



Bldg 1201 - Northeast Elevation

10/4/94

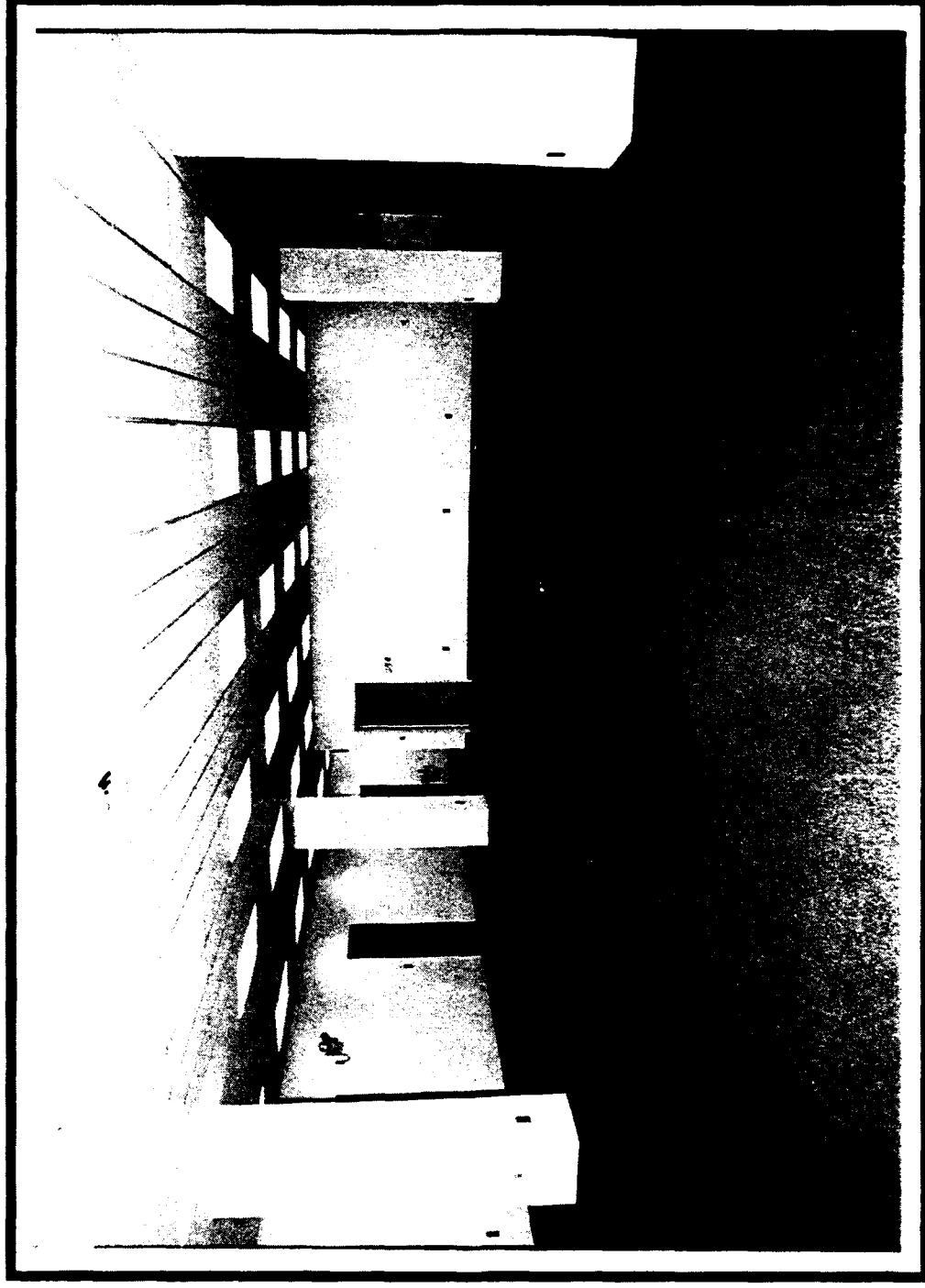
# BRAC Construction Projects



Bldg 1201 - Southeast Elevation, W. Wing

10/4/94

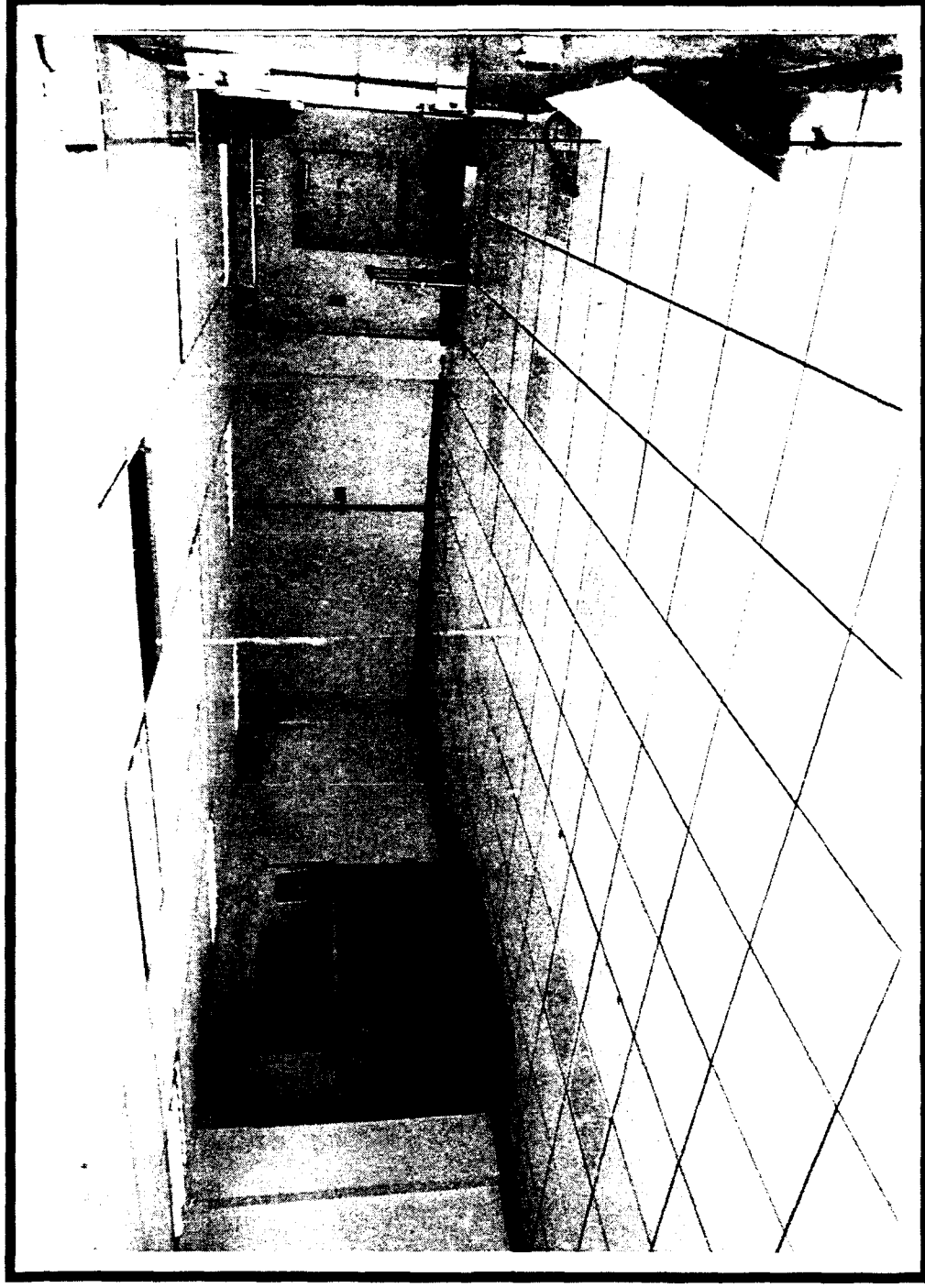
# BRAC Construction Projects



Bldg 1201 - Center Administrative Area

10/4/94

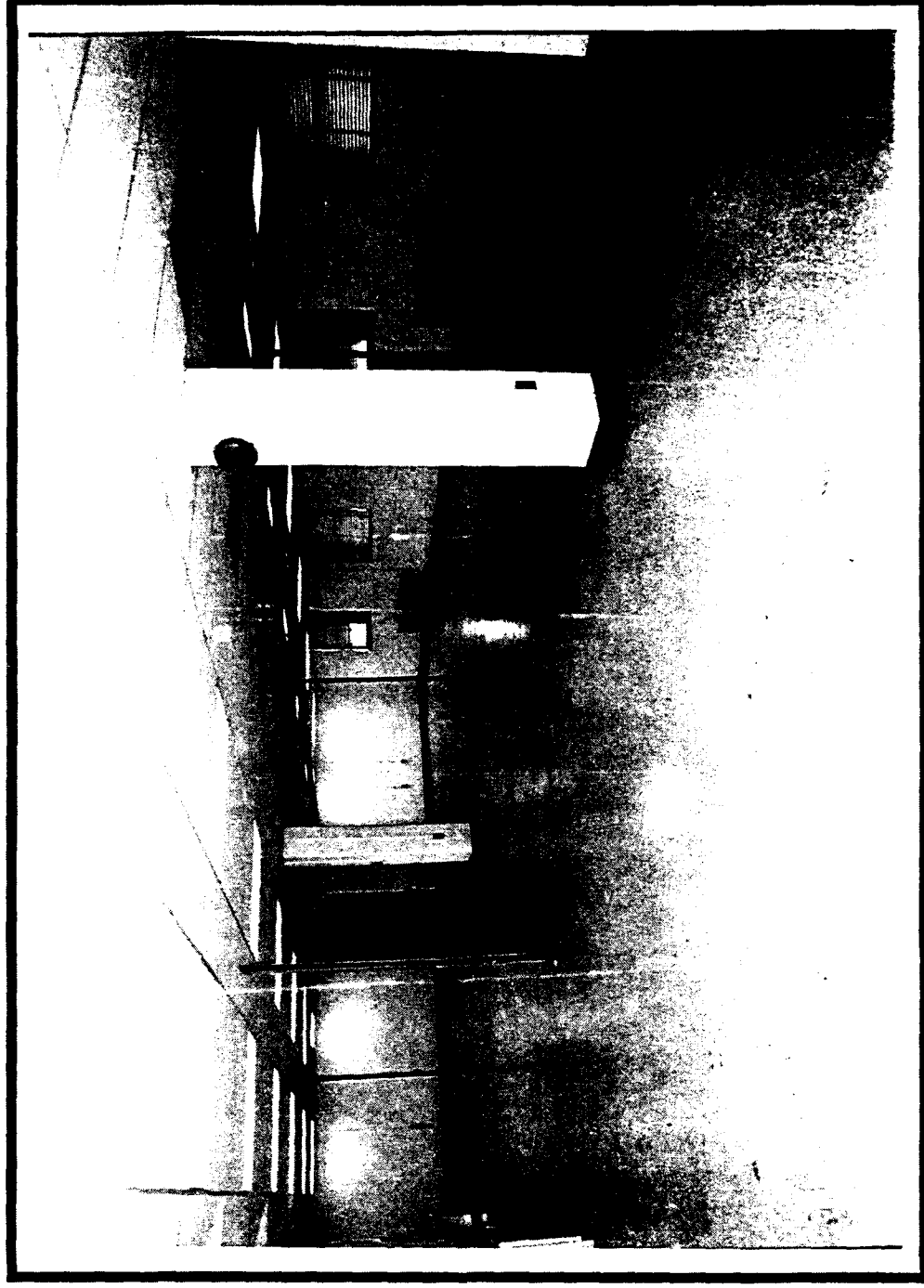
# BRAC Construction Projects



Bldg 1201 - Computer Area

10/4/94

# BRAC Construction Projects



Bldg 1201 - Third Floor Open Bay Area

10/4/94

# **BRAC Construction Projects**

## **PN 42682 - Construct IEWD R&D Facility**

- Estimated Cost - \$16,600,000
- Scope of Work. Phase A
  - Construct 16,000 SF Warehouse
  - Construct Parking Lot
  - Anticipated Solicitation - March 1995
- Scope of Work, Phase B
  - Construct a Secure 89,000SF Office/Lab/R&D Facility
  - Provide Sensitive Areas for Handling Classified Information
  - Anticipated Solicitation - November 1995

10/24/94

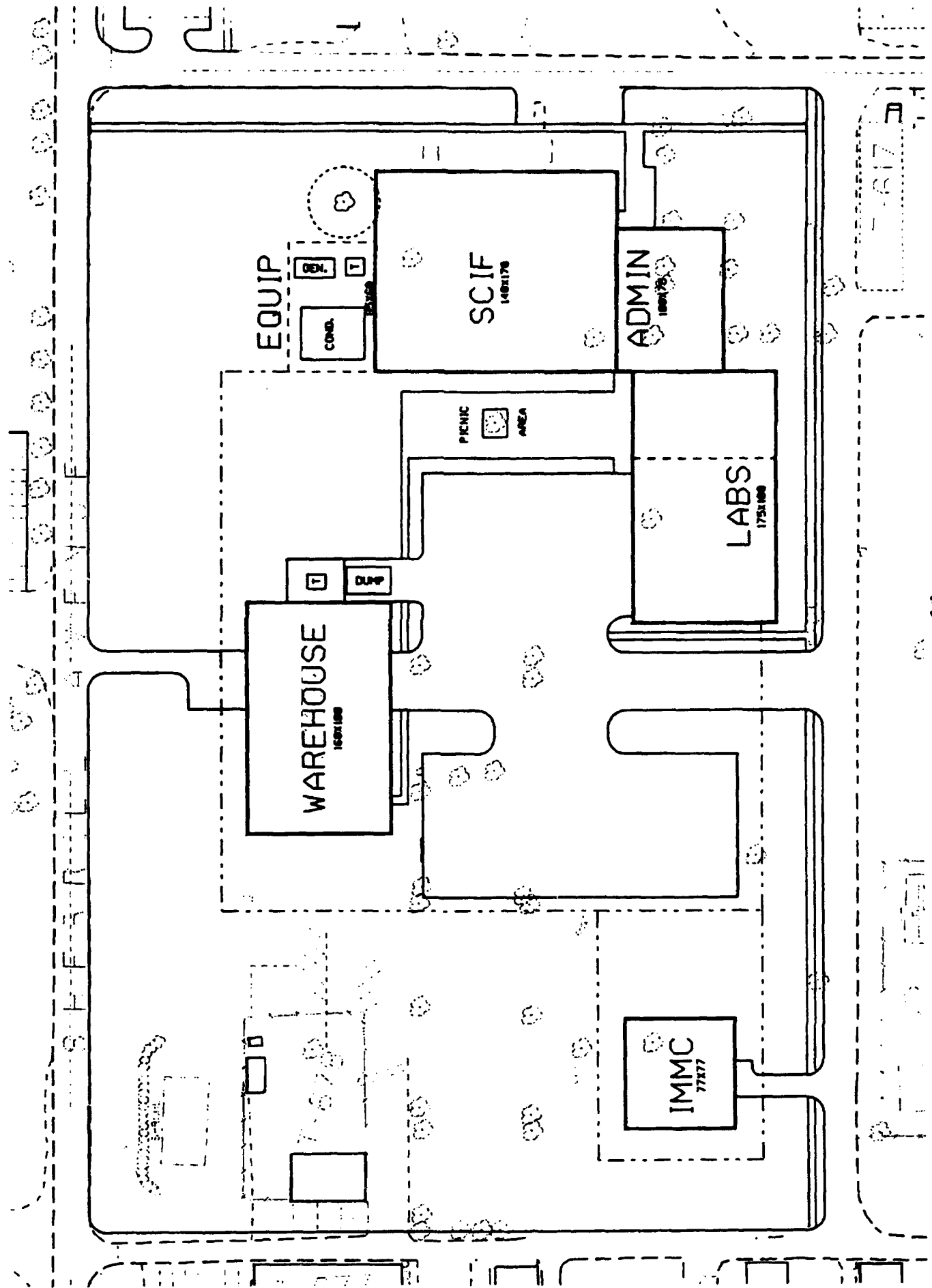
# **BRAC Construction Projects**

## **PN 42683 - Admin/Lab Facility Renovations**

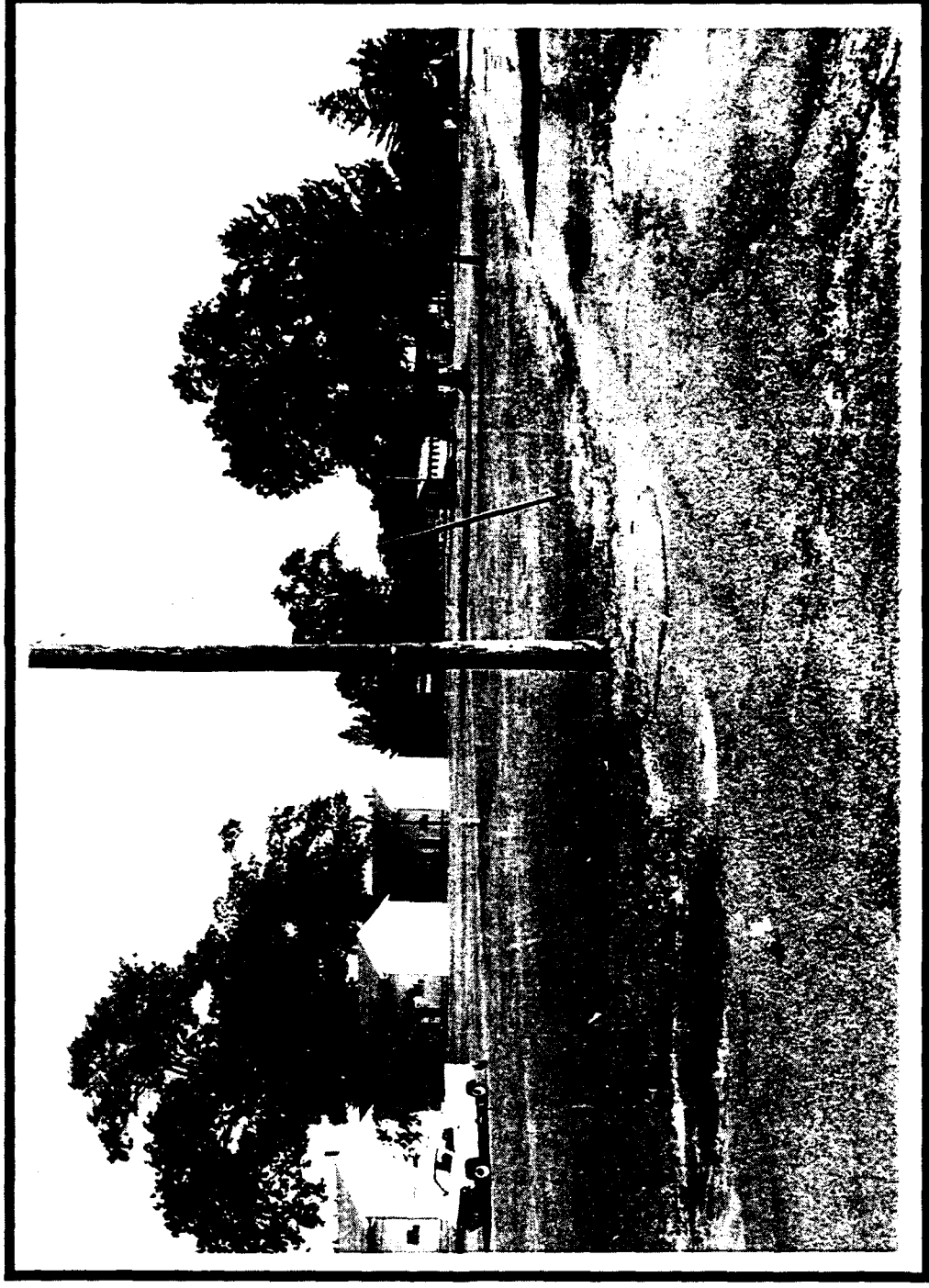
- Estimated Cost - \$2,550,000
- Scope of Work
  - Renovate Portions of the Myer Center for R&D Activities Relocating from the Evans Area and Vint Hill Farms Station, VA
  - Convert Bldgs 2502, 2503, & 2504 to Fabrication Shop Space
  - Construct a 2,600 SF High Bay Facility
  - Construct a 3,250 SF Calibration Lab Facility
  - Anticipated Solicitation - September 1995

10/24/94





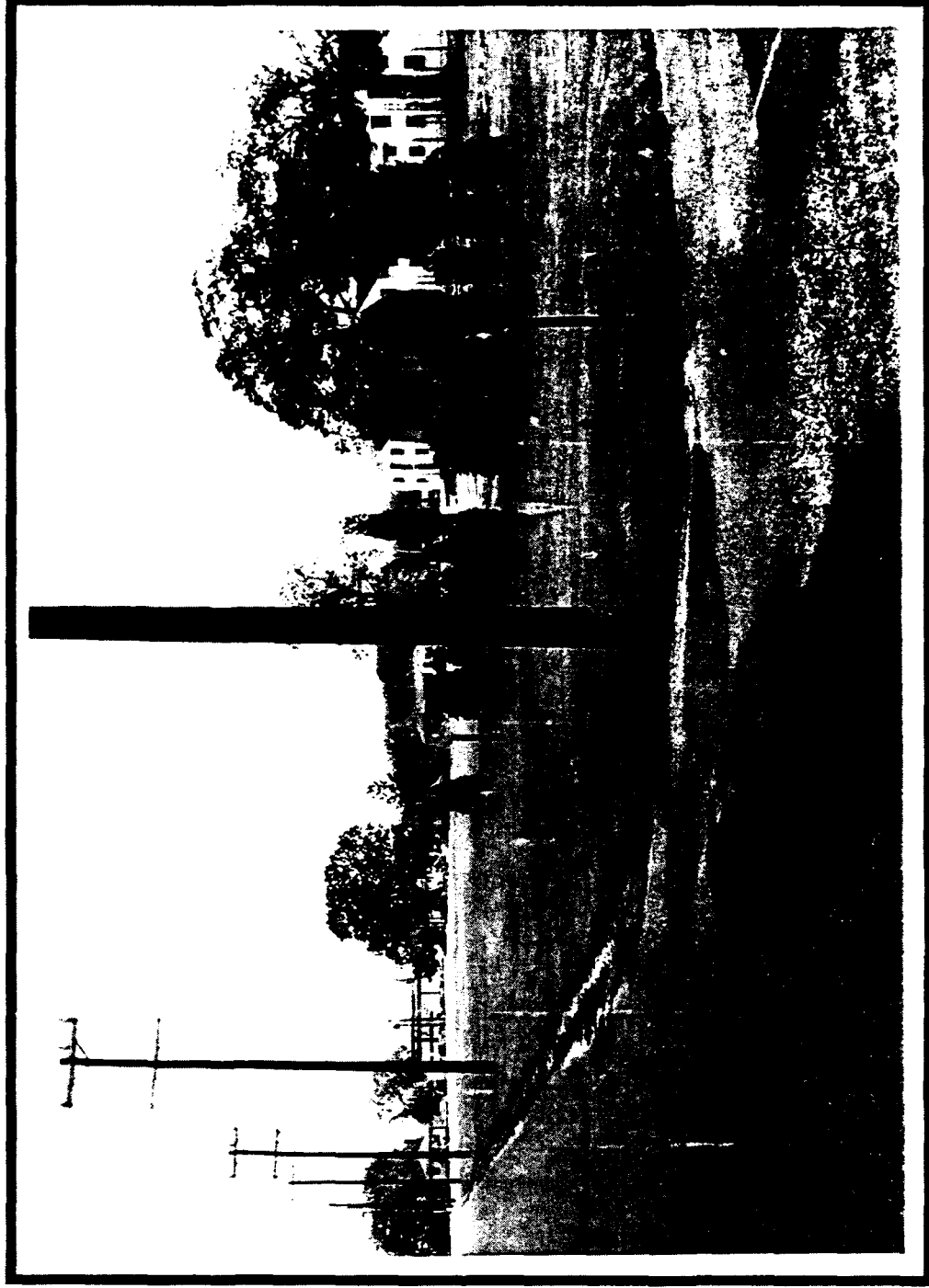
# BRAC Construction Projects



IEWD R&D Facility Site - Looking Northeast

10/5/94

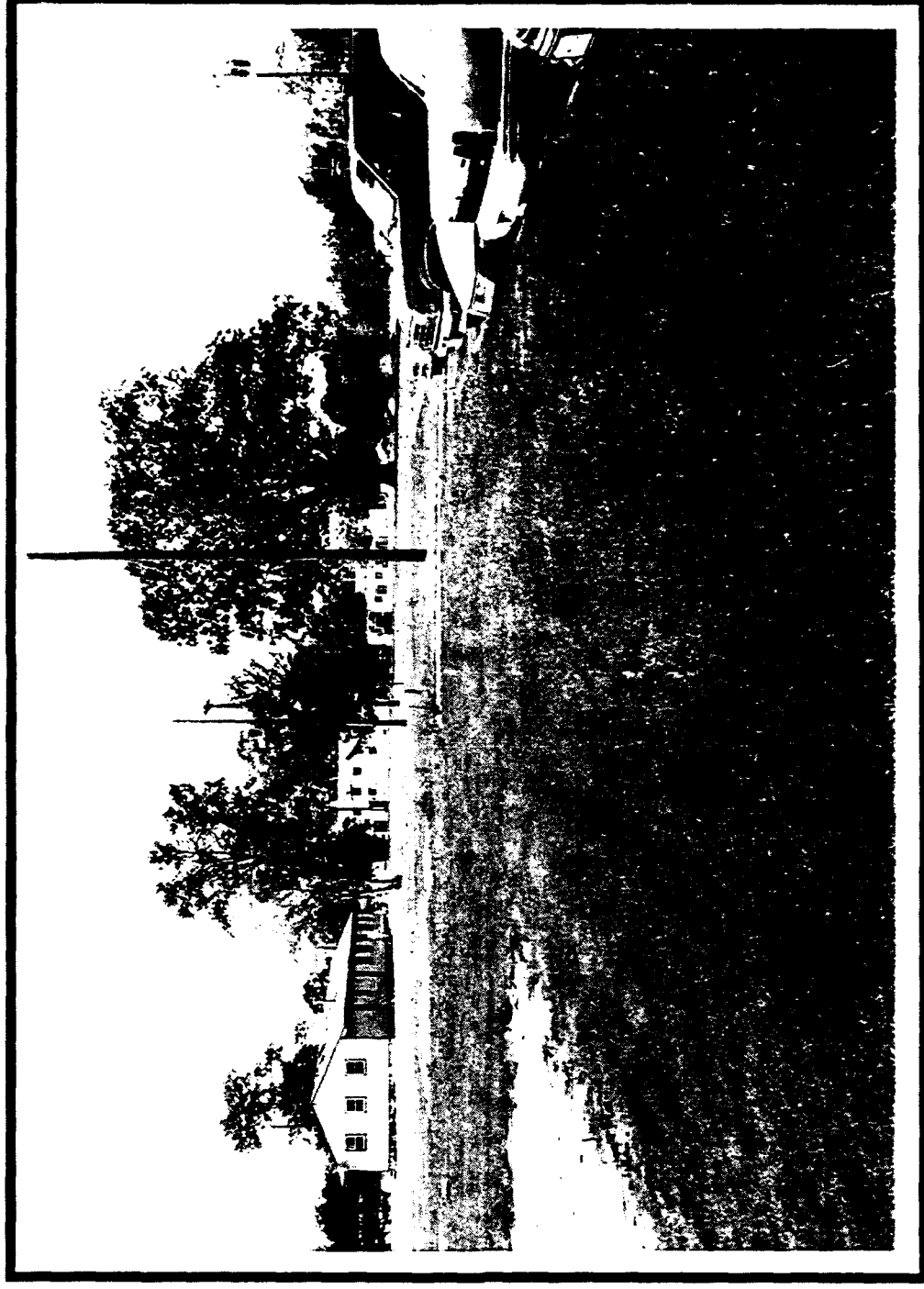
# BRAC Construction Projects



IEWD R&D Facility Site - Looking Southeast

10/5/94

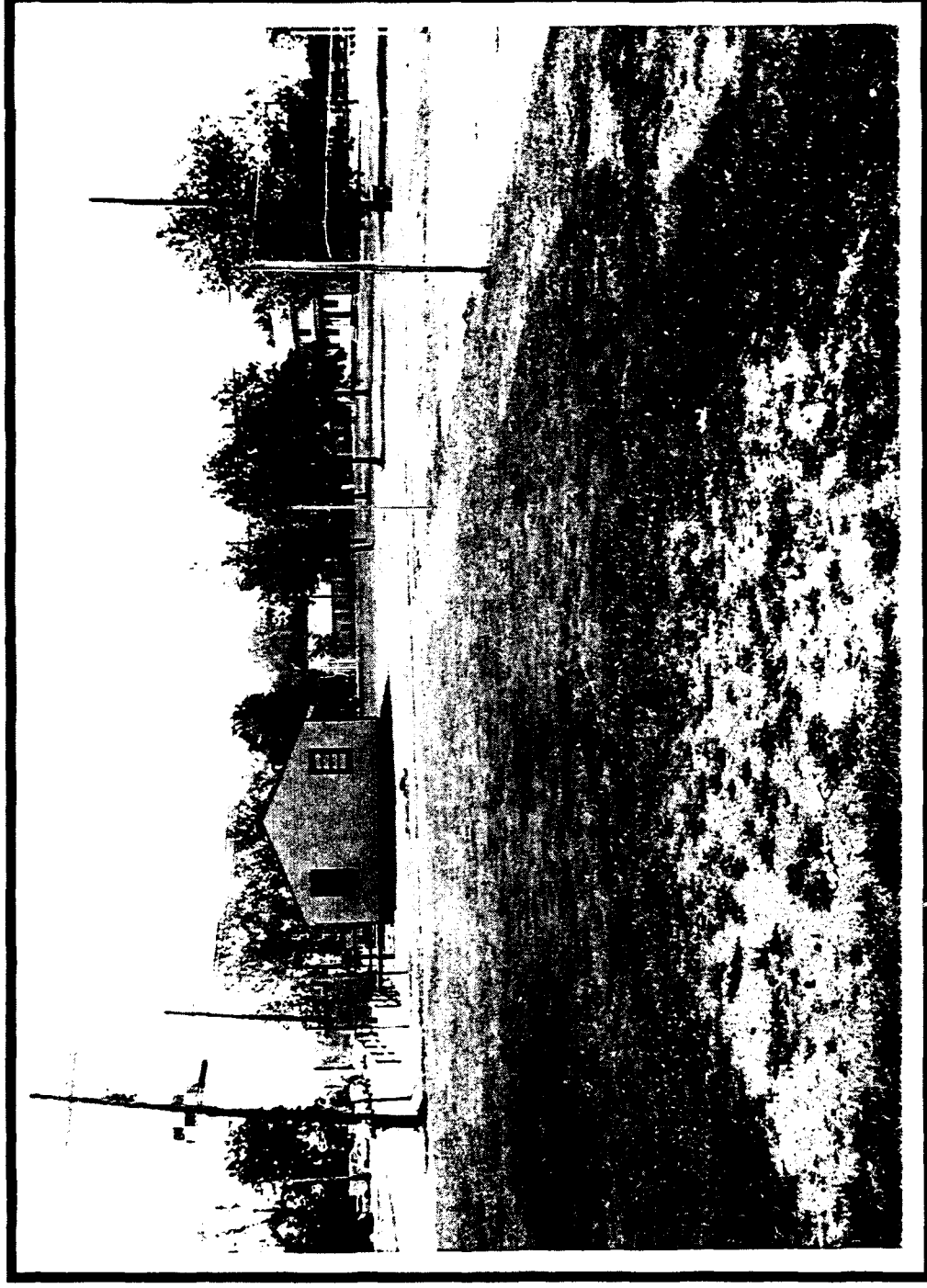
# BRAC Construction Projects



IEWD R&D Facility Site - Looking Southwest

10/5/94

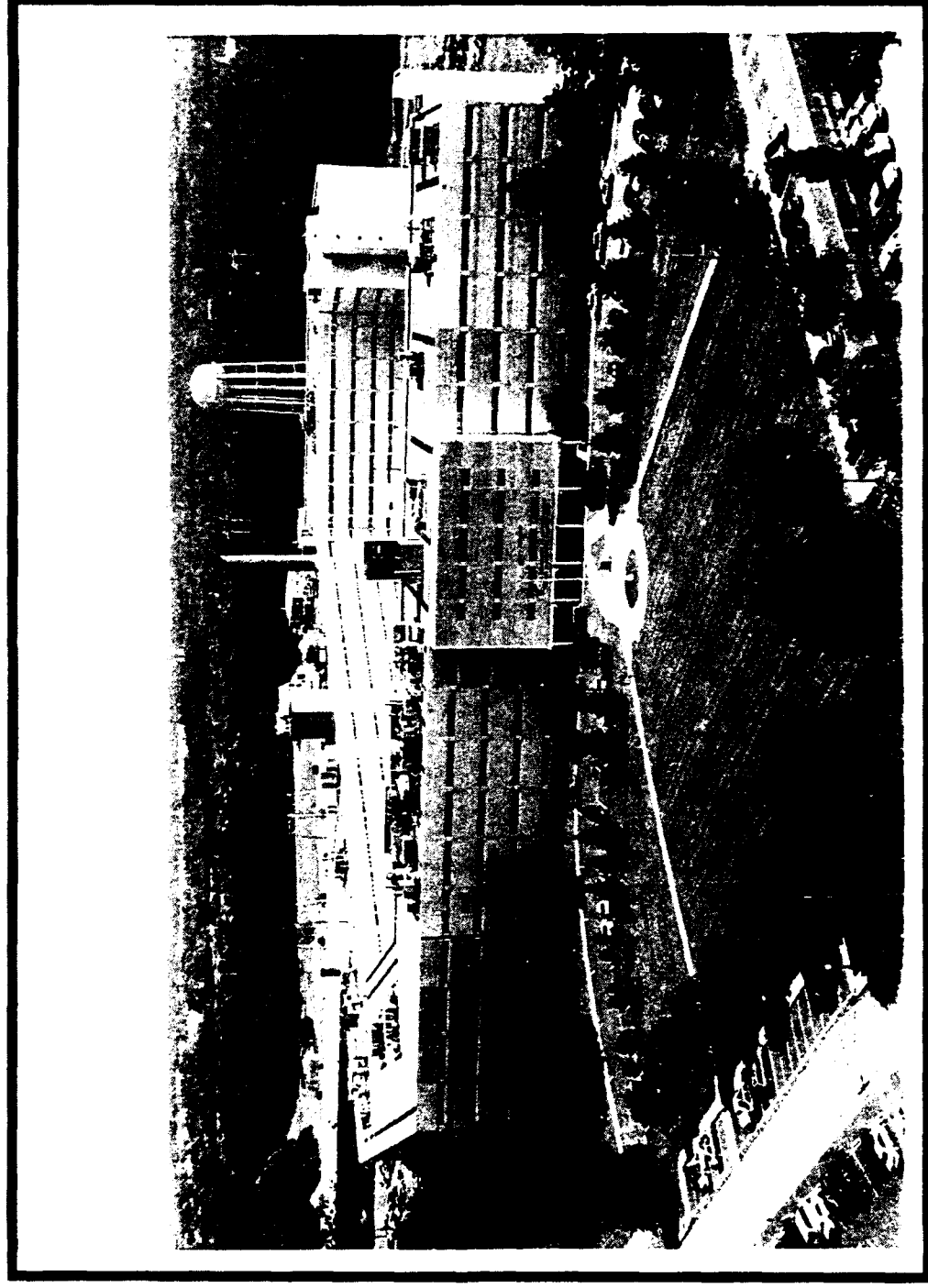
# BRAC Construction Projects



IEWD R&D Facility Site - Looking South from  
Northeast Corner of Site

10/5/94

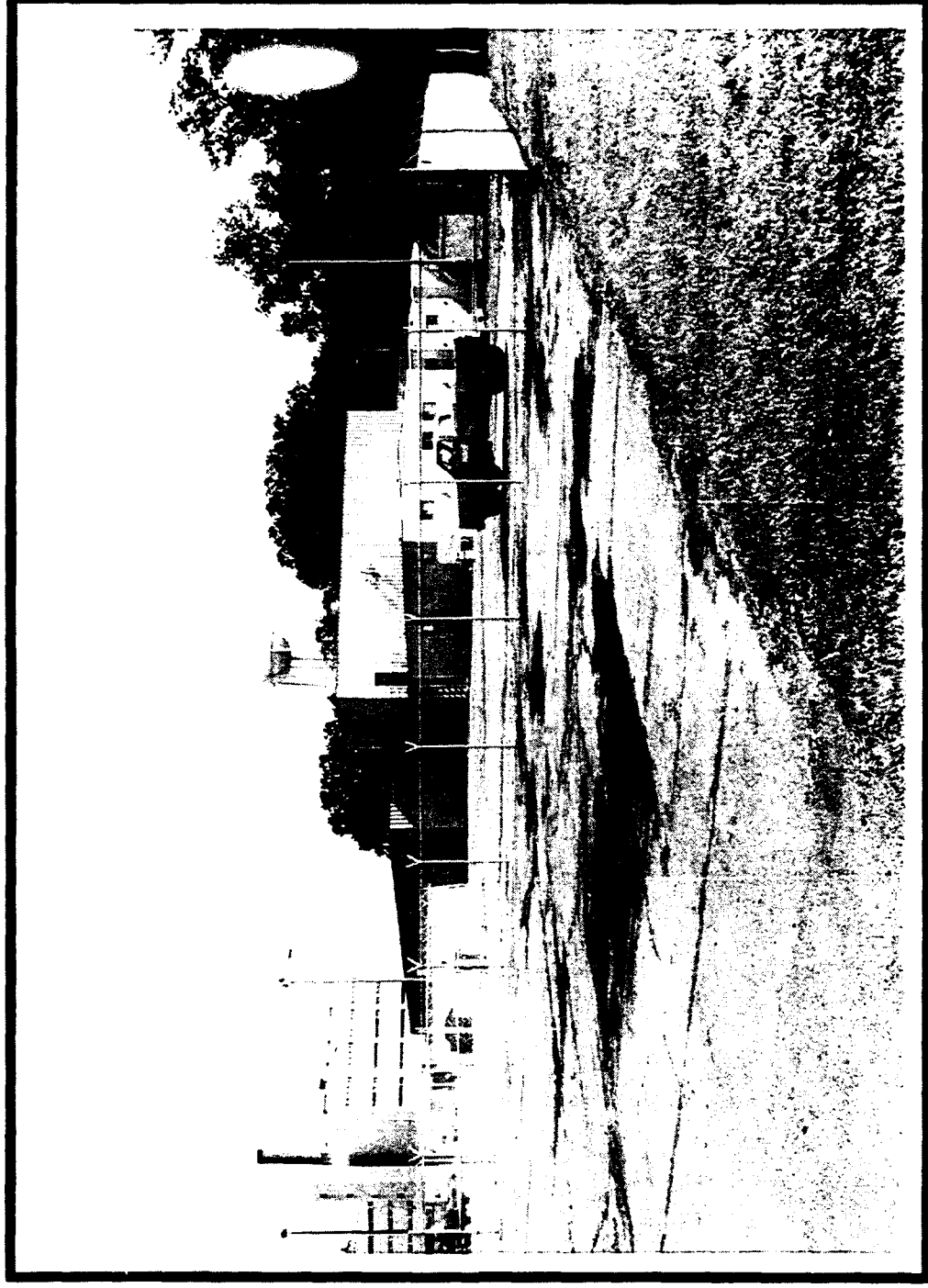
# BRAC Construction Projects



Myer Center - Main Entrance

10/5/94

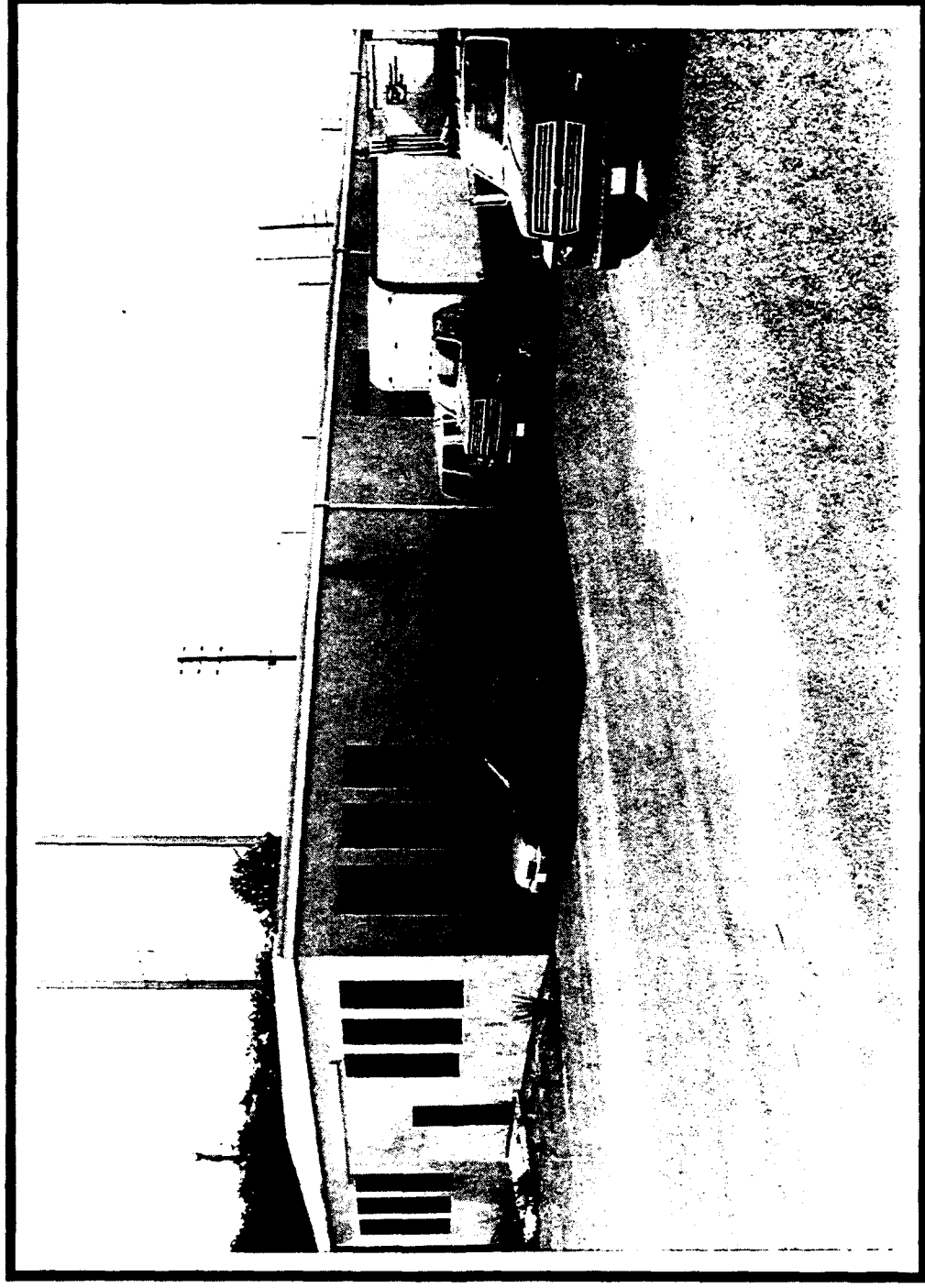
# BRAC Construction Projects



Bldg 2705 - West Elevation,  
Site of High Bay Facility

10/5/94

# BRAC Construction Projects

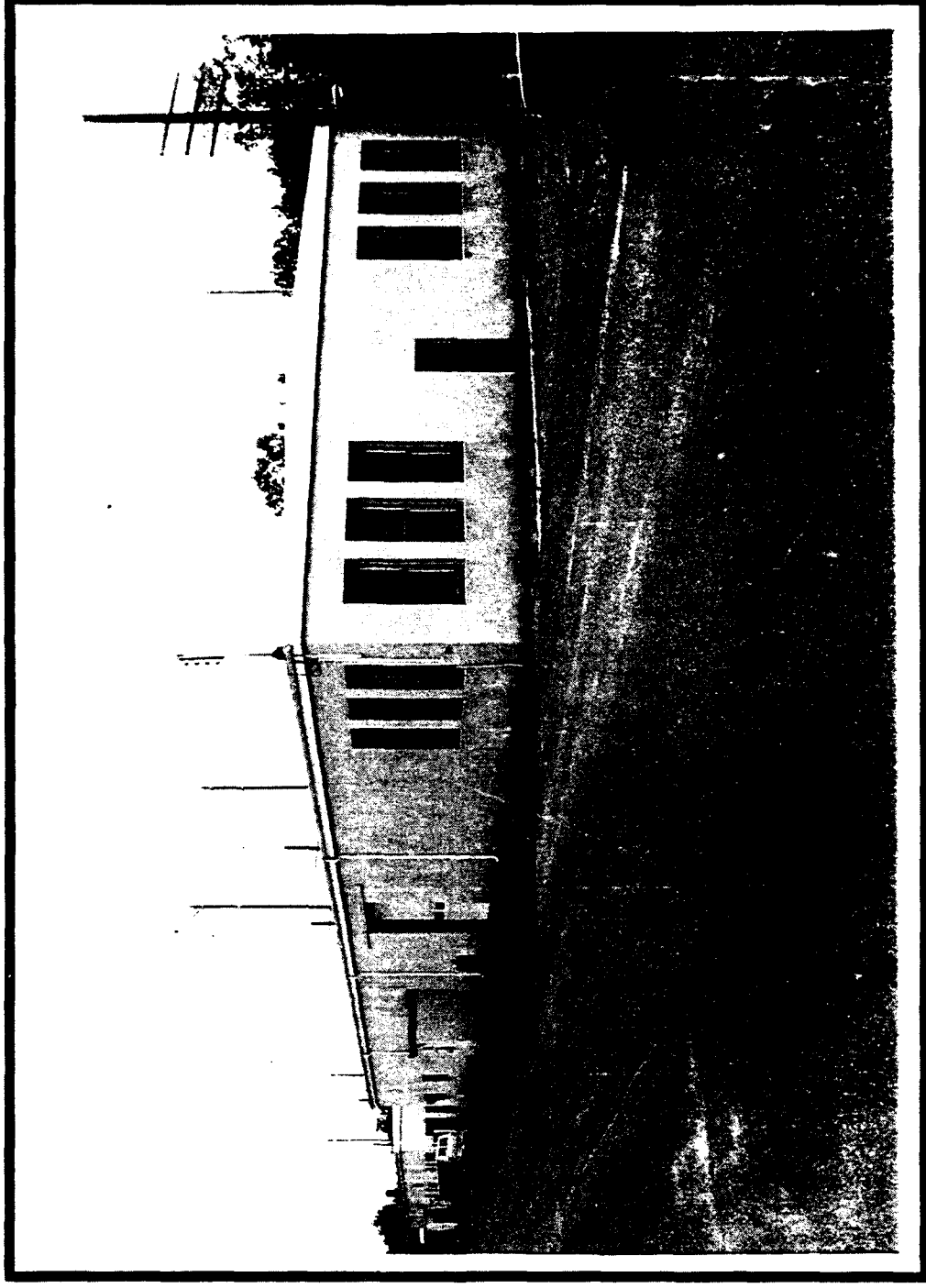


Bldg 2502 - North Elevation

10/5/94



# BRAC Construction Projects



Bldgs 2503, 2504 - North Elevation

10/5/94

# BRAC Construction Projects



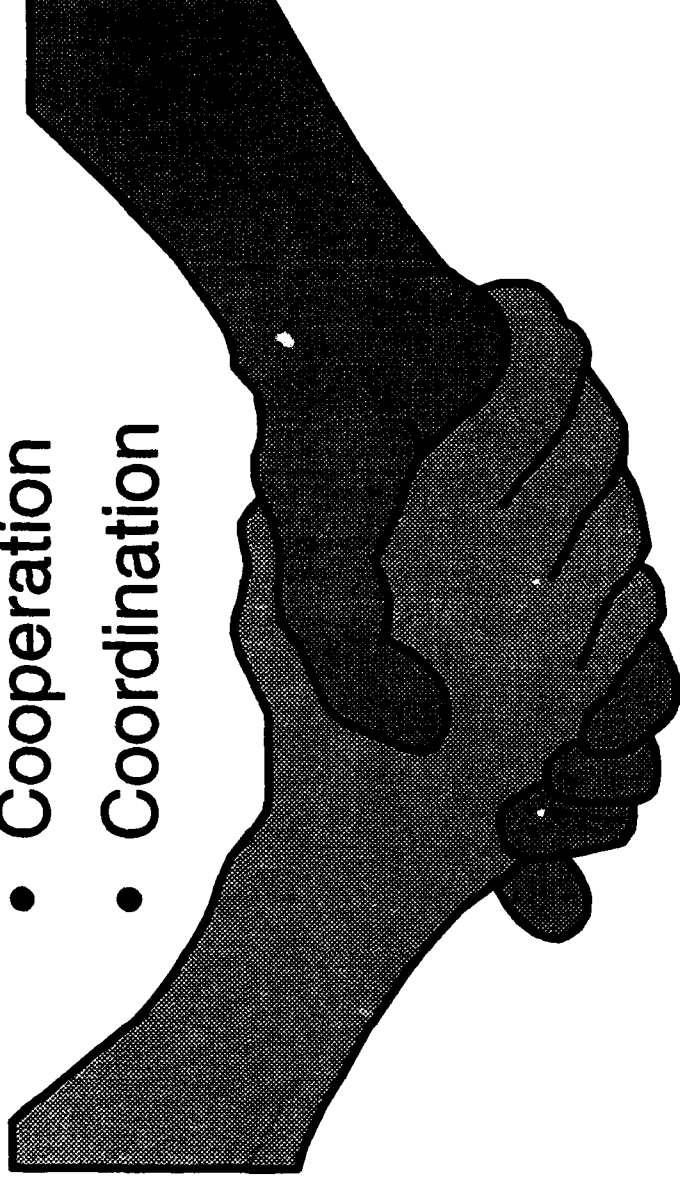
Bldg 2539 - North Elevation  
Site of Calibration Facility

10/5/94

# BRAC Construction Projects

## Summary

- Communication
- Cooperation
- Coordination



## TEAMING

10/7/94

**FORT MONMOUTH FACILITIES  
BRANCH  
CONSTRUCTION CONTRACTING  
OFFICER**



**MS. VIRGINIA O'NEILL  
(908)532-3019**

# AGENDA

- OPPORTUNITIES
- ANNOUNCEMENT OF WORK
- SITE VISIT
- RFP/IFB PROCESS
- THE MILLER ACT AND BONDS
- LABOR WAGE RATES
- PRE-AWARD PROCESS
- PROGRESS - SUBMITTALS & SCHEDULES
- PAYMENTS - PROCEDURES & SCHEDULES



# OPPORTUNITIES

MAINTENANCE & REPAIR (M&R)  
NEW CONTRACT TO BE SOLICITED IN FY95

BASE REALIGNMENT AND CLOSURE (BRAC)  
TWELVE PROJECTS SOLICITED BY FORT  
MONMOUTH, TWO BY CORPS OF ENGINEERS

BLANKET PURCHASE AGREEMENTS (BPA)  
SMALL PURCHASES ROTATING BIDDERS LIST

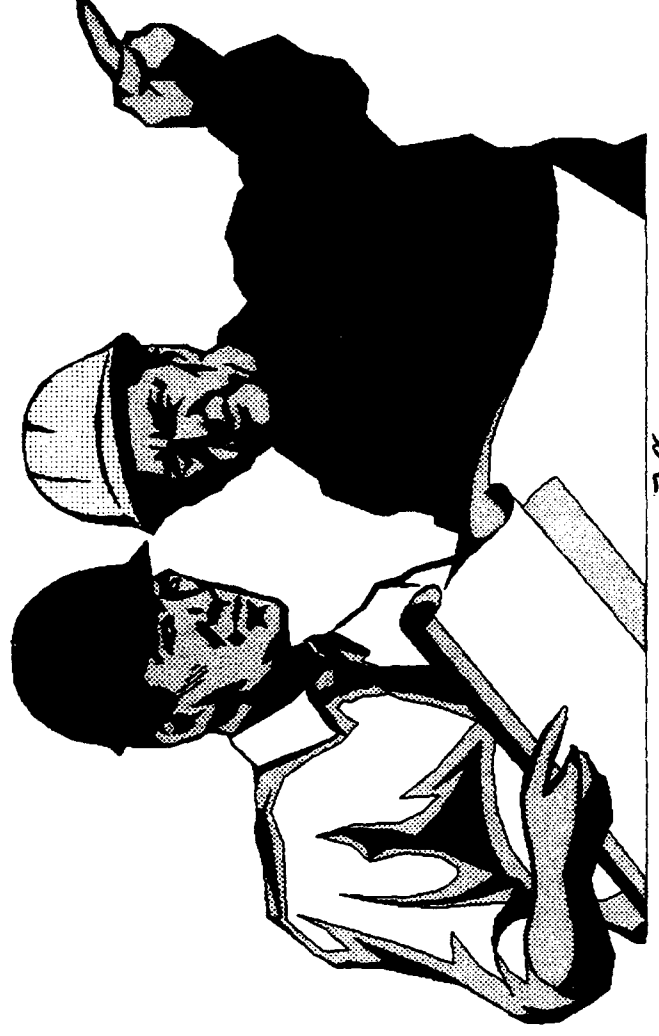


# ANNOUNCEMENT OF WORK OPPORTUNITIES

- PRE SOLICITATION NOTICES TO CONTRACTORS ON THE AUTOMATED BIDDERS LIST.
- SYNOPSIS IN THE COMMERCE BUSINESS DAILY (CBD)
- POSTED ON BID BOARD IN CECOM BLDG BID ROOM
- PROVIDE BIDDERS LIST FOR SUBCONTRACTING AND SUPPLY OPPORTUNITIES

## SITE VISIT

NOT MANDATORY BUT ENCOURAGED  
MAY REVEAL CONDITIONS AFFECTING BID





# RFP/IFB SUBMISSION PROCESS & COMPOSITION OF PKG

## REQUEST FOR PROPOSAL (RFP)

- \* NEGOTIATED PROPOSALS
- \* AWARD BASED ON BEST VALUE

- ▶ TECHNICAL
- ▶ PAST PERFORMANCE
- ▶ COST



## INVITATION FOR BID (IFB)

- \* AWARD LOW BID
- \* RESPONSIVE
- \* RESPONSIBLE

# THE MILLER ACT - BONDS

## PURPOSE

PROTECT THE  
GOVERNMENT  
INTEREST

## TYPE OF BONDS

PERFORMANCE AND  
PAYMENT

## BID GUARANTEE

WHEN PERFORMANCE  
AND PAYMENT BONDS  
ARE REQUIRED

# LABOR WAGE RATES

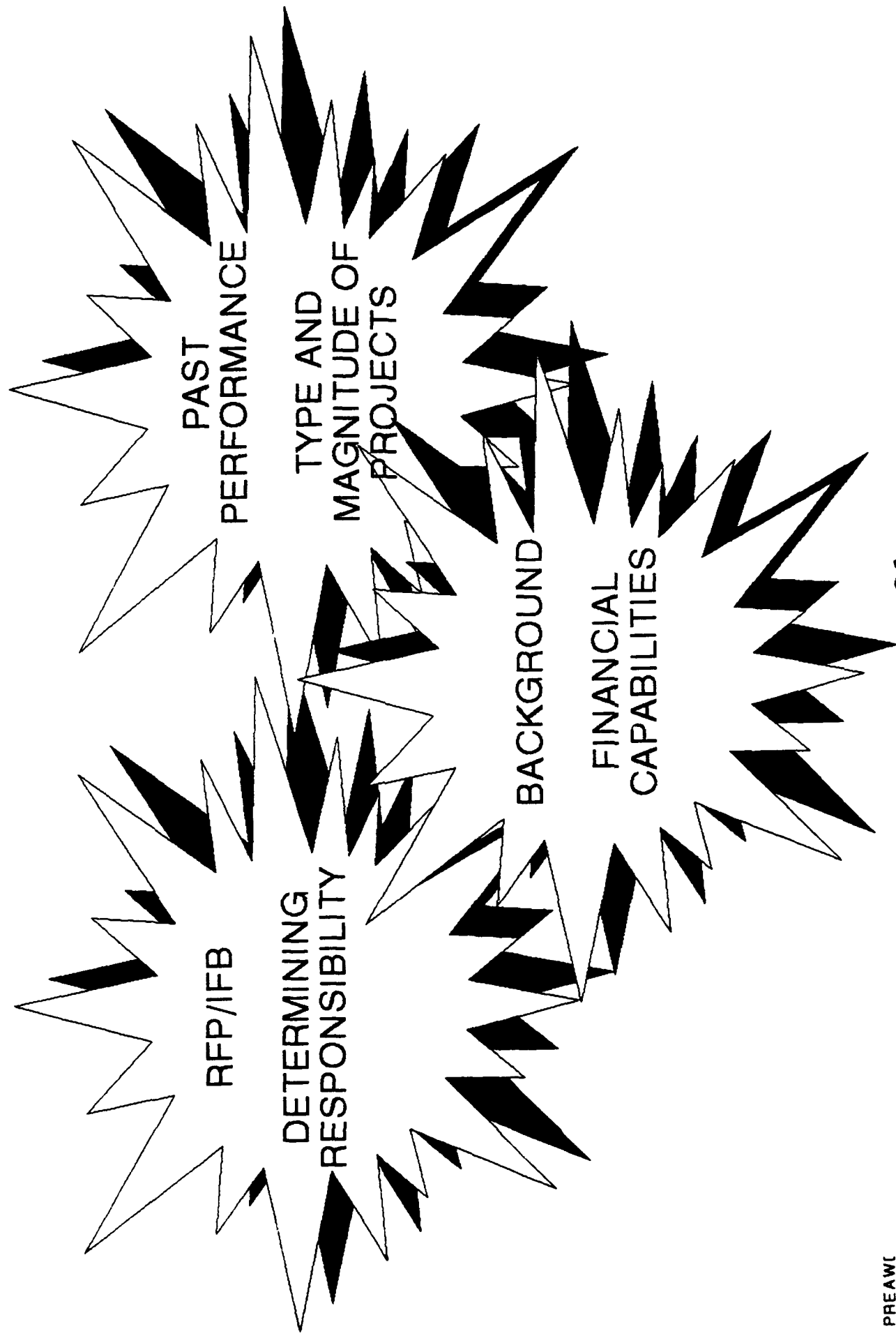
DAVIS BACON

ALL CONSTRUCTION CONTRACTS OVER  
\$2,000. WAGES PUBLISHED BY  
DEPARTMENT OF LABOR

COPELAND ACT

CONTRACTOR MUST PROVIDE A WEEKLY  
STATEMENT OF COMPLIANCE REGARDING  
WAGES PAID.

# PRE-AWARD PROCESS



# PROGRESS AND SUBMITTAL SCHEDULES



## PROGRESS SCHEDULE

UPDATED MONTHLY OR WHENEVER  
AN APPLICATION FOR PAYMENT IS  
SUBMITTED



## SUBMITTALS

MATERIALS, SHOP DRAWINGS,  
INSTALLATION INSTRUCTIONS,  
APPROVED PRIOR TO  
PROCUREMENT, FABRICATION OR  
DELIVERY OF ITEMS TO JOB SITE

# PLAYMENTS - PROCEDURES & SCHEDULES



## SUBMITTAL

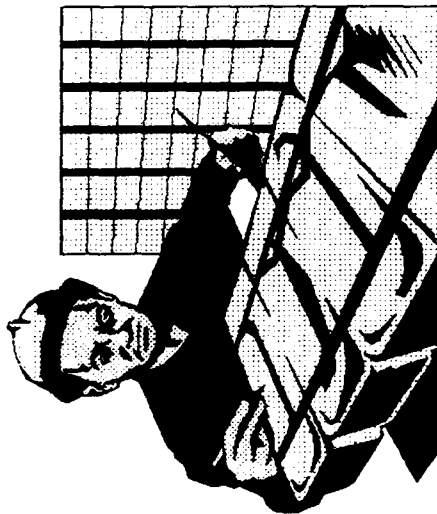
CONTRACTORS ARE TO REVIEW  
THEIR REQUEST FOR PAYMENT WITH  
THE INSPECTOR PRIOR TO FORMAL  
SUBMISSION



## REJECTION

PAYMENTS WILL BE REJECTED FOR  
FAILURE TO PROVIDE UPDATED  
PROGRESS SCHEDULE OR PAYROLL  
RECORDS

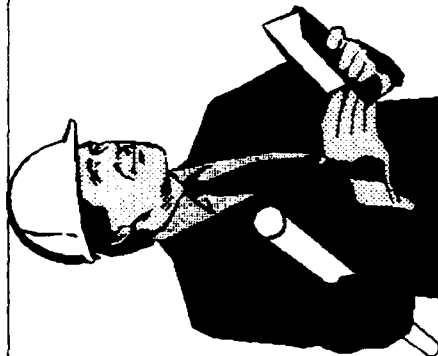
# SUMMARY



PROJECTS



REQUIREMENTS



CONTRACTOR  
EVALUATION



SUBMITTALS